

THE
SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XLVII.

SESSION 1914-1915.



LONDON:

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12, GREAT GEORGE STREET, WESTMINSTER, S.W.

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The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER),
12, GREAT GEORGE STREET,
WESTMINSTER, S.W.

OFFICERS, 1914-1915.

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GEORGE LANGRIDGE (Kent)

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(London)

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COUNTY DISTRICTS AND COUNTRY
MEETINGS.
DINNER.
EDUCATION.
ELECTIONS.

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LIBRARY AND SESSIONAL PAPERS.
PARLIAMENTARY BILLS AND
GENERAL PURPOSES.
PROFESSIONAL PRACTICE.
QUANTITY SURVEYORS.

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1870 *Richard Hall*
1872 *Edward Norton Clifton*
1874 *Thomas Huskinson*
1876 *Edmund James Smith*
1878 *William Sturge*
1880 *Edward Ryde*
1883 *Thomas Smith-Woolley*
1885 *Edward T Anson*
1886 *William James Beadel, M.P.*
1888 *Elias Pitts Squarey*
1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 DANIEL WATNEY
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1898 *Robert Vigers*

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1903 *Albert Buck*
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1905 CHARLES BIDWELL
1906 GEORGE LANGRIDGE
1907 THOMAS TAYLOR WAINWRIGHT
1908 HOWARD MARTIN
1909 SIR ALEXANDER ROSE
STENNING
1910 LESLIE ROBERT VIGERS
1911 W. EDGAR HORNE, M.P.
1912 HON. EDWARD GERALD STRUTT
1913 *W. Edward Woolley*

(The names of those deceased are printed in italics.)

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of ad-measuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

THE INSTITUTION was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of over 5,400.

THE INSTITUTION consists of four classes, viz.—FELLOWS, PROFESSIONAL ASSOCIATES, ASSOCIATES, and HONORARY MEMBERS, with a class of STUDENTS attached.

A FELLOW must have qualified for that position by having acquired a practical knowledge of surveying in one or other of its branches as above defined, and have held for at least five years a responsible position in the profession; and must have passed the Examinations called for by the Rules of Examination, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* A Fellow has the right, conferred by the Charter, to use the letters F.S.I. after his name. A Fellow has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Chartered Surveyor."

* *The Council possess only a very limited dispensing power as regards the Examinations.*

A PROFESSIONAL ASSOCIATE must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Examinations. A Professional Associate has the right, conferred by the Charter, to use the letters P.A.S.I. after his name. A Professional Associate has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Professional Associate Chartered Surveyor."

An ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to unite with Surveyors in the advancement of professional knowledge.

An HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of The Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of The Institution; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed one of the Examinations mentioned in the Rules, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of a Member of The Institution. Students are expected to enter for the Professional Examinations under the conditions laid down in the Rules of Examination.

A Student is entitled to the use of the Library and Loan Library, to attend the Meetings, and to receive the *Transactions*. For further privileges as to fees and percentage of marks, see paragraphs 10, 11, 12, and 14, of the Rules of Examinations.

Candidates who have passed the Intermediate Examination may connect themselves with The Institution by enrol-

ment as PROBATIONERS on payment of an annual subscription of One Guinea. Probationers are entitled to attend Meetings, to use The Institution buildings, Museum and Library, and to receive the *Transactions*. They can retain the position for three years after passing the Intermediate Examination.

Scholarships open to Students and tenable for three years have been instituted of the value of £80 and £50 per annum. Particulars may be obtained from the Secretary of The Institution.

Any person desirous of being admitted into The Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a practical knowledge of the candidate; or by four Members of the Council, of whom the President shall be one, after careful inquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will nominate the candidate for election by ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription.				Admission Fee.		
	£	s.	d.		£	s.	d.
<i>Student</i>	1	1	0	.	—		
<i>Probationer</i>	1	1	0	.	—		
<i>Associate</i>	2	2	0	.	3	3	0
<i>Professional Associate</i>	2	2	0	.	3	3	0
<i>Fellow</i>	3	3	0	.	5	5	0

No person can become a Member (other than an Honorary Member) of The Institution unless and until he pays as his first Subscription to The Institution, in the case of becoming a Fellow of The Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of The Institution, the sum of Five Guineas, and in the case of becoming an Associate of The Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of The Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of The Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held as far as possible alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing visitors to these Meetings. Members are entitled to a copy of any printed publication issued by The Institution after their admission.

THE OPENING ADDRESS

BY

HOWARD CHATFEILD CLARKE (PRESIDENT),

READ AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

9TH NOVEMBER, 1914.

The proceedings commenced with the singing of the
"National Anthem."

The PRESIDENT said that when they were last officially in that room, at the Annual Meeting in May last, Mr. W. Edward Woolley occupied the Chair. It was with great regret he had to announce that during the last fortnight he had passed away.

Mr. Woolley was a strong, straightforward English gentleman, and his death was a serious loss to The Institution. Anyone who had business dealings with him knew what reliance could be placed upon him, and felt how safe their affairs were in his capable hands. His colleagues on the Council especially would feel keenly the loss of one who had so long worked with them in the interests of The Institution.

He was sure that the large attendance present that night would wish to send a sincere vote of condolence to his widow and sons.

Presentation of Gold Medal to Professor W. G.
Fearnside, M.A.

The PRESIDENT said it was now his pleasing duty to present the Gold Medal, given by The Institution every year, to the gentleman who, in the opinion of the Council, had read in the past session the Paper which was considered, both from its literary and professional merits, of the most general use and benefit.

The Council, owing to the high standard reached by all the Papers last session, had experienced great difficulty in settling which of them fulfilled those conditions, but in the end they awarded the medal to Professor Fearnside for his Paper entitled "The Part played " by Water in Macadam Road Construction." That decision was based upon the scientific nature of the Paper, as well as its practicability. The earlier part of the Paper was full of scientific thought and knowledge, the latter part dealing with the practical application of those scientific principles. Such a Paper was of immense benefit to a much wider circle than the Members of The Institution.

Professor Fearnside was a Fellow of Sidney Sussex College, Cambridge, "Sorby" Professor of Geology of the University of Sheffield, and a Fellow of the Geological Society, to whose "Transactions" he had contributed many Papers. He had been good enough to come that night from Sheffield to receive the medal, and he (the President) had very great pleasure on behalf of the Council and The Institution in presenting it to him with all good wishes for the success of his future career.

Professor FEARNSIDES, in reply, said he felt himself in a difficult position, but he was anxious to express his deep sense of gratitude for the high honour they had paid him in awarding him the medal, and for the kind reception The Institution had given him at the reading of the Paper and in the discussion which ensued. Their former kind reception had been a great encouragement to him to pursue the work he had undertaken in connection with the investigation of the scientific and chemical problems in connection with road-making. He was sure the further honour they had done him would urge him on to make more systematic and greater efforts in the same direction. He would try to prove himself worthy of so very high a compliment.

The PRESIDENT then delivered his Opening Address as follows:—

On no previous occasion, since the foundation of The Institution, has it fallen to the lot of your President to deliver his Opening Address in circumstances such as those which now surround us and fill our every thought. I need, therefore, offer no apology for saying a few words about the great European war in which our country has been involved.

It is said that every cloud has a silver lining, and, in the midst of the weight of responsibility and anxiety which must oppress each one of us in such a time of crisis, the readiness with which differences of opinion on less important matters and controversial subjects of every kind were at once forgotten, and the whole empire without a moment's hesitation presented a united front to the adversary, points to a continuation of that national spirit which a century ago made our country the saviour of Europe.

The strength and wealth of the countries involved, and the vital issues at stake, must necessarily give rise to a fear that the war is likely to be long, and one which may strain our resources to the utmost; but now that, against our will, we have been forced to take up the sword, I am confident that the national spirit already shown may be trusted not to allow it to be put down until we can do so with honour, and, let us hope, permanently.

It is pleasing for me, as the representative for the time being of our profession, to see that surveyors have not lagged behind other Englishmen in their eagerness to serve their country. Many Members of The Institution serving in Territorial regiments were mobilised on the outbreak of the war, and many others have enlisted in the various corps which have since been enrolled. The lists which have been published in *The Estates Gazette*, though necessarily incomplete, are an indication of the manner in which the profession has responded to the call, and this is corroborated by the number of candidates for The Institution examinations who have felt called upon to give up the desk for the field, and have withdrawn from the examinations at no small inconvenience to themselves. It is possible that more and more men may be required until our reserves are almost depleted, but I feel sure that employers have recognised the necessities of the position, and will do everything in their power to remove obstacles from the way of their assistants who may wish to serve.

The Institution staff has, I am pleased to say, equally realised the urgency of the call, three members of the clerical staff and one from the Hall having joined His Majesty's forces. Their places will be kept open, and provision will be made for them during their absence,

and we shall look forward to welcoming them back at the end of the war.

But "they also serve who only stand and wait," and a heavy task is laid upon those of us who through age or other reason are unable to take an active part in the defence of our country. The distress which must inevitably be caused by a state of war, and especially by a war making so great a demand upon our resources, will be deep-rooted and wide-spread, and must, I fear, be felt in no class of life more acutely than among the professional classes. To those of our brethren who most feel the pinch, all who are in a position to do so must hold out the hand of friendship and aid them to tide over the period of difficulty. For this purpose I need not say that money will be required, and I trust that a generous response will be made to the appeal which is being issued on behalf of the Special War Relief Fund, upon which the demands must necessarily be great. We must remember that the cause for which we are fighting is our national existence, and that that cause may be jeopardised if preventable distress at home is allowed to distract these in authority from devoting their attention to the successful conduct of the war. Those who undertake military service offer freely their lives for their country, and we who live in security at home through their devotion must emulate their sacrifice by doing what is in our power to assist those who suffer from the effects of the war.

A body, known as the Professional Classes War Relief Council, composed of representatives of the great professional societies and bodies interested in social work, has been organised for the purpose of giving advice and co-ordinating the work already undertaken by the existing benevolent funds. The administration

of these funds will remain entirely in the hands of those at present responsible for them, but it is hoped that the new Council will prove of great value in supplementing their work, and in arranging for further help in cases of distress.

With these brief words on the subject in all our thoughts, I will turn to more personal matters and thank you for the honour you have done me in electing me to the Chair, which just twenty years ago was occupied by my father. I need hardly say that this fact has intensified the pleasure which must in any case be felt by one elected to so honourable a position, and I venture to hope that I may be able to hand on unbroken the traditions of impartiality and devotion to The Institution and our profession, which have come down to me from the line of distinguished predecessors whose names appear on the record above me. In this aim I know that I may confidently depend upon the co-operation of my colleagues on the Council, The Institution staff, and our Members in all parts of the empire.

My two eminent predecessors were in a position to speak with great authority on the rural problems which have become increasingly urgent during the past decade; but my own work lies in urban areas, and I propose therefore to confine my remarks more particularly to the problems which confront those responsible for the better government of our teeming centres of population, a subject, I venture to think, not less urgent than the former.

I shall attempt in this Address to deal with the wider principles only, and avoid those more controversial details which are to be the subject of discussion at the Ordinary General Meetings during the present

session, in fulfilment of the arrangement made last session after the reading of Mr. Dawbarn Young's Paper on the Urban Land Report. But before entering upon my subject, I should like to enlist your agreement with the axiom that progress can only be attained by change, and that, therefore, however wedded we may be to an existing order of things, and however clearly we may see its advantages, we should be willing to weigh impartially and with an open mind suggestions which, although involving a departure from the old order, may contain within them the germs of progress. With this thought before our minds the discussions we are about to enter upon this session should prove of real and permanent value, not only to us individually, but to that wider circle which embraces all those responsible for legislation and administration in connection with urban affairs; for, I venture to think, no body of professional men exists better equipped, by personal knowledge of the subject, for directing these necessary changes into channels which will command the confidence of the community.

Of the many questions to which urban surveyors must devote their thoughts—housing, public improvements, transit, sanitation, and the like, all of which are so intricately connected that it is almost impossible to deal with one without reference to the others—the housing of our working population is the most important, and in many ways the most difficult. Its complications and its urgency have been immensely added to by the great increase in population which has taken place even during the thirty-five years which have elapsed since I first entered my father's office. In the area of Greater London, for instance, the population has sprung from 4,766,661 in 1881 to 7,252,963 in 1911, a total increase

of 2,486,302, of which 1,793,638 is found in the Outer Ring. The increase of 692,664 found within the administrative county alone is, as might be expected, a good deal less, for the unbuilt-upon area within that portion naturally did not permit any considerable development. Nor is it London only which has shown this remarkable power of reproduction; the industrial areas in the north of England, in the Midlands, in Lancashire and Yorkshire, and in South Wales, have held their own, as indeed have purely residential districts such as those which adjoin the Metropolis. The four Home Counties, Middlesex, Essex, Kent, and Surrey, for example, have increased their population by over one and a half millions in twenty years. But it is unnecessary for me to enlarge upon the importance of this subject, rather would I wish to discuss shortly the manner in which the difficulties inseparable from such large accumulations of persons in particular areas may best be met.

The two main agencies for providing housing accommodation for the working classes are the private investor and the local authority, while between these come charitable bodies, public utility and similar societies, and co-partnership associations. But by far the largest number of the houses of this class which are built are provided by private enterprise, a recent estimate placing the proportion as high as 99 per cent. It is therefore important to consider whether it is likely that the needs of the community will continue to be met through this agency, and on this question the following figures from the Inland Revenue Commissioners' Reports would seem to throw some light:—

TABLE A.

Year.	Separate Tenement Dwellings.	HOUSES OF ANNUAL VALUES.				Total.	Increase over previous year.
		Under £10.	£10 and under £15.	£15 and under £20.			
			£	£	£		
1903-04	39,773	3,122,330	1,813,146	858,287	5,833,536	*41,549	
1904-05	54,608	3,134,251	1,856,200	889,682	5,934,741	101,205	
1905-06	58,737	3,148,779	1,915,248	924,815	6,047,579	112,838	
1906-07	62,834	3,155,920	1,961,300	947,996	6,128,050	80,471	
1907-08†	65,000	3,163,000	2,005,000	975,000	6,208,000	79,950	
1908-09	65,188	3,169,157	2,044,825	1,002,090	6,281,260	73,260	
1909-10	72,044	3,175,388	2,089,449	1,031,560	6,368,441	87,181	
1910-11	74,656	3,240,221	2,103,820	960,395	6,379,092	*10,651	
1911-12	79,750	3,242,347	2,151,552	985,608	6,459,257	80,165	
1912-13	80,955	3,240,804	2,179,398	1,004,350	6,505,507	46,250	

* During the years 1908-4 and 1910-11 the periodical revaluation of houses was made, which resulted in a number of houses, previously assessed at under £20, being placed in a higher category. The marked drop in those years must in part be attributed to that cause.

† Approximate figures.

These figures show that during the past ten years the number of dwelling-houses, under £20 in annual value, erected yearly has tended to decrease, although with the increase in the population remaining normal one might have expected a growth in the demand for houses parallel with the improvement in the general standard of living and better knowledge of sanitation, which should result in a reduction in the average number of persons per room. It would seem therefore that this form of investment is proving less attractive to the ordinary investor than was formerly the case, and a number of reasons for this are not difficult to find. In the first place there is the effect of the 1910 Finance Act, which it cannot be denied has been considerable, in that, rightly or wrongly, builders, mortgagees and others have been unsettled by the fear that their profits or their security might be adversely affected. It would seem probable that the great falling off in the number of houses built during 1910-11, although partly due to the reason mentioned in the footnote to the table, must to a large extent be attributed to the feeling that, by the operation of the statute, this class of building had become more speculative.

This deterioration in the safety of the investment has been accentuated by the increase in the cost of building, which has been particularly noticeable during the ten years under review. Mr. Littler, the architect to the Lancashire County Council, in an official report issued rather more than a year ago, stated as a result of special enquiries from firms employed by his council, that the average rise in building materials during the past three years was as follows:—

					Increase per cent.
Labour	...	...	10 per cent.	}	12½
National Insurance	2 to 3½	per cent.			
Common bricks	...	...	...		14
Facing bricks	...	...	...		9
Glazed bricks	...	...	...		12
Lime	...	...	...		10
Portland cement	...	...	...		22
Rolled steel joists	...	...	...		20
Drain pipes	...	...	...		41½
Stone	...	...	...		10
Timber	...	...	...		30
Glazed ironmongery	...	...	...		18
Slates	...	...	...		7½
Lead	...	...	...		3
Cast-iron goods	...	...	...		60
Copper goods	...	...	...		20
Brass work	...	...	...		23
Wrought-iron piping	...	...	...		30
Glass	...	...	...		30
White lead	...	...	...		30

The report went on to say: "In addition to the above
 " there are those branches of the trade which are usually
 " executed by 'Specialists,' such as heating, ventilating,
 " railings, sanitary goods, &c. Generally speaking, I
 " find that labour in connection with those branches has
 " increased about 10 per cent., whilst the cost of cast-
 " iron hot-water pipes has increased 50 per cent., ven-
 " tilating materials 15 per cent., wrought-iron work
 " 25 per cent., tiling 20 per cent., grates, &c., 42½ per
 " cent., and sanitary goods 10 per cent." That there
 has been a general rise in price is corroborated by an
 examination of the current prices issued weekly by *The*

Building News, and, as I feel sure all building surveyors will agree, by our own experience.

Nor will this increase in the cost of building be lessened by strikes and lockouts, such as those which we in London had to deplore for so many months prior to the outbreak of war. I will not attempt to adjudicate as to the rights and wrongs of that dispute, probably much might be said for and against either side, but I sincerely hope that in this case good may come out of evil, and that the increased sympathy and deeper fellow-feeling which has been born of a mutual anxiety and patriotism may make it easier in future to settle these questions by agreement or arbitration.

A third influence affecting the flow of capital for housing purposes is the cost of money. Ten years ago Consols could only be purchased to pay about £2 16s. per cent. and the return from other securities was in proportion. An investment in house property paying a net 5 or 6 per cent. therefore compared favourably with other investments of equal safety, but just prior to the closing of the Stock Exchange Consols could be purchased to pay nearly £3 10s. per cent., while many attractive Canadian and other issues paying a fairly safe 5 per cent. had been placed upon the market. It is not difficult to understand why these, with their freedom from worry, their regular payment of interest, and their return of capital on a certain date, should absorb a good deal of capital which formerly went to the erection of houses.

And there is another direction in which building is affected by dear money. Housing accommodation for the working classes has in the past been provided largely by the speculative builder, who, in spite of the abuse which has often been showered upon him, has in fact

carried out a useful public work in this direction. But as a rule his capital is small, and his operations have been carried on mainly by means of borrowed money, with the result that the interest he has to pay has a marked effect, in the first place on the price he must obtain for the houses he builds, and in the second on the rent at which they can be let. For example, an additional 1 per cent. per annum on the capital employed in the erection of a house costing £250, inclusive of land, proportion of road construction and sewerage, would necessitate an additional 1s. per week in rent, and unless that extra sum were likely to be obtained without much difficulty there would be a strong inducement for the capital to discover another outlet.

There is also the undoubted effect which the great and continued increase in the burden of the rates must exercise upon building. The following table (Table B, see page 14) taken from the latest available figures of the Local Government Board, shows how great that increase has been during the past fifteen years. Although the rateable value of property in England and Wales has expanded by 25·599 per cent., the total rates have grown by 76·488 per cent., the increase in the £ being 1·613s.

TABLE B.

Years ended Lady-Day.	Rateable Value.	Receipts from Public Rates.	Percentage of Rates to Rateable Value.	Rates in £
	£	£		s.
1897-8	168,664,993	37,605,368	22·296	4·4592
1898-9	172,065,842	38,602,673	22·435	4·4870
1899-1900	175,622,758	40,734,219	23·194	4·6388
1900-1	180,406,420	42,993,668	23·832	4·7664
1901-2	186,562,760	46,438,764	24·892	4·9784
1902-3	191,106,528	50,328,412	26·335	5·2670
1903-4	194,716,894	52,941,665	27·189	5·4378
1904-5	199,355,590	56,047,715	28·114	5·6228
1905-6	202,858,961	58,255,544	28·717	5·7434
1906-7	207,067,675	59,557,199	28·762	5·7524
1907-8	209,891,680	59,627,577	28·409	5·6818
1908-9	212,757,450	61,273,458	28·800	5·7600
1909-10	215,309,542	63,260,940	29·381	5·8762
1910-11	217,180,184	65,152,299	29·999	5·9998
1911-12	218,588,250	66,369,000	30·363	6·0726

I do not include the cost of the site among the more important factors influencing building operations, as, except in central positions, it is comparatively small, and has far less effect upon the rent than is often supposed. The following table shows the amount payable weekly as rent in respect of land worth £100 per acre freehold, according to the density of its development. The sums

which would be similarly payable in respect of land of greater or less value can readily be calculated.

Houses per Acre.	10.	20.	30.	40.
Return payable weekly in rent at 5 per cent.	d. 2·308	d. 1·154	d. 0·769	d. 0·577

Nor as a rule is any difficulty experienced by those wishing to provide housing accommodation in finding suitable land for the purpose at reasonable rates. Mr. John Burns, while President of the Local Government Board, said: "In some cases we are aware that difficulty has arisen in regard to the acquisition of suitable land, but we have no reason to believe that any such difficulty exists generally. It is remarkable that, notwithstanding the very simple powers of acquiring land compulsorily conferred by the Act of 1909, these powers have only been invoked in three cases."

Apart from a small minority holding very advanced views, all would, I think, prefer to see the provision of houses for our people undertaken by private enterprise, but few would agree that an attempt should be made to attract capital to this class of investment by reducing the standard of sanitation and amenity which has now been reached. It is sixty years since the Earl of Shaftesbury first drew public attention to the terrible condition of the hovels in which many of our people lived, particularly in London and the other great centres of population. Up to that period little control had been exercised over building; back-to-back houses were permitted, facing ill-ventilated courts, and conditions prevailed in parts of almost every large town giving rise

to death rates in those particular districts quite double those found in the more favoured parts. There is now a tendency to place greater and greater responsibilities upon the builders and owners of house property, and while it is impossible to say that this should not be done a word of warning may not be out of place to the effect that such restrictions should be fair, reasonable, and free from any suspicion of faddism. Private capital is a valuable ally, but at the same time it is one which is easily frightened; it is therefore worth an effort to secure it on the side of those who wish to see the people well housed. This was recognised by Mr. John Burns, who, in a circular to district councils issued at the end of 1912, said: "By-laws with respect to new streets and buildings are intended to operate in the interests of the inhabitants and to prescribe reasonable standards to which building development may fairly be called upon to conform with a view to securing stability, protection from fire, and healthy conditions, and it is obviously undesirable that the by-laws in any area should afford any ground for the suggestion that they are either unnecessarily restrictive or obsolete in character."

This circular, I venture to think, was penned in the spirit which should govern all the relations between builders and owners on the one side and the sanitary authority on the other, whether touching upon by-laws, the provisions under the Town Planning Acts, or other matters. Every facility should be given for introducing new and cheaper methods of construction, and I am inclined to think that, in the less closely populated districts at any rate, so long as habitations are warm, dry, well ventilated and sanitary, the requirements of the local authority should be looked upon as being

fulfilled; and that too great weight should not be attached to durability of structure. Houses, especially those occupied by the working classes, quickly become out of date, and, subject to the above essentials, it is desirable that it should be possible to "scrap" them, when that time arrives, without too great a loss of capital.

The increase in the population of England and Wales between 1901 and 1911 was just over three and a half million persons, or a yearly average of 350,000. To meet this about 80,000 additional houses would be required annually, without counting the number required to replace those pulled down or condemned, and an expenditure of something like twenty million sterling would be entailed. The magnitude of these figures clearly indicates how important it is to look at the matter in a business light, and to avoid doing anything unessential to the real well-being of the community, which might direct the flow of private capital towards other investments.

So far as it is possible to foresee, it is unlikely that any real difficulty will arise in this direction with regard to the provision of the better class of working men's dwellings, capable of being let at rents which, although varying in amount in different towns, pay a reasonable interest on the outlay. The real difficulty exists in providing house-room, up to modern sanitary standards, for those who cannot pay rents fulfilling that requirement; and, as it is an essential that the people shall be housed, if one source of supply fails another must take its place.

Under the Labouring Classes Lodging House Act, 1851, local authorities were first permitted to purchase, lease, or erect lodging-houses for the working classes,

and legislation has from time to time added to these powers until we come to the Housing of the Working Classes Acts, 1890 to 1903, and the Housing, Town Planning, &c., Act, 1909. Before attempting to refer to the provisions contained in these measures I should like strongly to urge their consolidation. The modern method of legislation by reference may have advantages when a Bill is being passed through Parliament, but the continued difficulty of interpreting a number of unrepealed measures all dealing with the same subject, which is thereby thrown upon those concerned in their administration, far outweighs the earlier and temporary advantage.

Perhaps I may be forgiven for summarising very shortly what is doubtless already well known to you all, the three ways in which local authorities are empowered to go to work under the Housing of the Working Classes Acts. The principal statute, apart from that touching upon the cognate subject of town planning, is the 1890 Act, Part I. of which enables the authority to deal with large unhealthy areas or slums which can be made subject to an improvement scheme. In these cases the authority, after obtaining a confirming Order from the Local Government Board, must themselves undertake the cost of purchasing and laying out the lands included in the scheme and of erecting the buildings. Section 20 and Schedule II. make special provision for acquiring the land, while Sections 21 and 22 provide safeguards against the payment of excessive compensation for houses in unhealthy areas.

Part II. lays down the method of dealing with small unhealthy areas by means of reconstruction schemes, of which there are two forms:—

- (A) Where an order for the demolition of a building has been made, and it is desirable that the authority should acquire the area for an open space, road improvement, erection of workmen's dwellings, &c.; and
- (B) Where the area is too small for an improvement scheme under Part I. but needs reconstruction owing to the bad arrangements of houses, streets, &c.

Power is also given under Section 38 to demolish buildings which, though not necessarily insanitary in themselves, by reason of their proximity or contact with other buildings render the latter unfit for habitation.

Part III. of the 1890 Act, as amended by the 1909 Act, empowers local authorities to lease or purchase land, and to erect working men's dwellings. It may, therefore, be employed either in providing accommodation for persons displaced by schemes under Part I. and Part II. or for supplementing accommodation provided through other agencies where that has proved to be insufficient.

There has been a good deal of discussion as to which of these methods is likely to prove most advantageous in the end, and although such exchanges of opinion are not without profit, I think most practical men will agree that the reply must depend upon the circumstances of each case. Where a slum of considerable area has to be taken in hand, the London County Council, to the excellence of whose work in this direction I may be permitted to bear witness, have shown what can be done under Part I. of the Act. In 1893-5 they made their initial venture in connection with a huge slum,

some 15 acres in extent in Bethnal Green, known as the Boundary Street Area, and comprising a population of nearly 6,000 persons. I take the following description from one of the Chadwick Public Lectures, given by Mr. W. E. Riley, the superintending architect to the London County Council: "In the majority of cases the
"ground floor of the houses was from 12 inches to
"18 inches below the street level; the widest street
"was barely 28 feet across; no house possessed a front
"door; no repairs were ever done to the houses; what
"back yards had ever existed had nearly all been
"roofed in and occupied as additions." The death rate was over 40 per 1,000, nearly double that of the parish of Bethnal Green as a whole. Under the improvement scheme streets from 40 to 60 feet wide, some planted with trees and converging on a central open space, were laid out, and large blocks of tenements were erected accommodating 5,380 persons.

Time will not permit me to go fully into the details of this and the other London County Council schemes of which I shall speak, but I would refer those interested to the valuable series of lectures from which I have already quoted.

The experience gained in the Boundary Street Area naturally led to improvements in the planning of the blocks erected under other schemes, the latest of which, that known as the Tabard Street Improvement, was approved by the Local Government Board in 1912. This will necessitate the clearance of an area of about 17 acres in Southwark and Bermondsey, the number of persons affected being about 4,500, with a death rate of 36·8 per 1,000. As vacant accommodation was found to exist within a mile, capable of housing a large part of the displaced population, it was decided only to house

about 2,500 on the area cleared, and to lay out the central portion of about 5 acres as an open space. A number of cottages will also be erected on adjoining land and provision made for the storage of the barrows, &c., used by the street traders who form a large portion of the population.

Doubtless such great plague spots as the above could only adequately be dealt with by complete clearances under Part I., but the experience of Birmingham and some other large towns has shown that much can be done under Part II. by means of reconstruction schemes, and at less cost to the public. Mr. Nettlefold in his interesting book states that the cost per head of rehousing under Part I. averages £77 15s. for the whole country, while "the cost of replacing hovels with good " cheap houses under Part II. works out in Liverpool " at £7 per house. Taking the average of five persons " to a house, this works out at £1 8s. per head. The " cost per head in Birmingham of similar work under " Part II. comes to £1 4s. 3d." Mr. Nettlefold is of course referring here to the cost which would fall upon the public purse. In Birmingham the system has been to place the cost of reconstruction upon the owners, who are thus required to provide habitable dwellings in return for the rents they receive. The expense falling upon the local authority is merely that of administration together with the cost of any buildings demolished under Section 38 for the purpose of letting in light and air to the reconstructed portion.

Although doubtless cases exist where the conditions are so bad that improvement is impossible without pulling down and laying out *ab initio*, the work which has been successfully carried out in Birmingham shows what can be done by less heroic measures in places

where the cost of a complete scheme of rebuilding would make that course practically a financial impossibility.

The following tables, for which I am indebted to the courtesy of the Local Government Board, who have kindly brought the figures down to 13th June last, show the action which has been taken by local authorities (Table C) under Section 15 of the 1909 Act, which deals with the additional responsibilities placed upon the owners of houses let to persons of the working classes with regard to keeping them in repair, and (Table D) under Section 44 of the 1890 Act in regard to closing and demolition.

The increase in the figures since the passing of the 1909 Act is satisfactory evidence that the interest shown by Mr. Burns in this subject, while President of the Local Government Board, is bearing fruit through the action of local authorities and their officers. Doubtless cases will occasionally occur where this action may seem arbitrary, but I am happy to say that as a rule the very considerable powers which have been given under the Housing Acts are used with discretion and tact, and to the ultimate advantage of both owners and tenants.

Both Part I. and Part II. of the 1890 Act are as a rule brought into operation to supply the needs of certain classes of working men who, from the nature of their employment, must live in close proximity to their work, and therefore have to be housed in central positions and upon costly sites. Where this is the case there can be little option as to the nature of the dwellings to be erected, the value of the site practically limiting the choice to the tenement system. But when the conditions of employment are such that proximity to the centre of the town is not an essential, there is much to be said in favour of separate dwellings, as more in accordance with English ideals of

TABLE C. RETURNS OF LOCAL AUTHORITIES UNDER SECTION 13 OF THE ACT OF 1909.
(Figures for 1913-14, based on 1077 returns received up to 13th June, 1914.)

Local Authorities.	Period.	(1)	(2)	(3) Number of Local Authorities to whose action the Figures in subsequent Columns relate	(4) Number of Houses in respect of which Notices were given.	(5) Number of Houses in respect of which Landlords elected to close instead of complying with Notices.	(6) Number of Houses in respect of which Notices were satisfac- torily complied with.	(7) Number of Houses in respect of which the Local Authority executed, or were executing, the works in default of Land- lord.	(8) Number of Houses in respect of which the Notices remained undisposed of at end of period.
Totals (England and Wales) (1,814)	3rd December, 1909, to 31st March, 1911			500	18,927	679	11,649	40	6,081
	Year ended 31st March, 1912			778	43,781	1,269	31,289	176	15,799
	Year ended 31st March, 1913			884	52,670	1,706	42,630	107	19,972
	Year ended 31st March, 1914			570	32,811	777	28,695	185	14,794
	3rd December, 1909, to 31st March, 1914			—	*148,189	4,431	114,263	508	56,646

* The difference between this total and the aggregate of the totals in Columns 5 to 8 represents the number of houses in respect of which the notices served had either been withdrawn or were not proceeded with for various reasons.

TABLE D.—Action taken in regard to the closing and demolition of Houses under the Housing Acts.

(Figures for 1913-14, based on 1,120 returns received up to 13th June, 1914.)

(1)	(2) Year ended 31st March.	Local Authorities.						
		(3) Number of Houses in respect of which representations were made to the Local Authorities.	(4) Number of Houses made fit for Human Habitation by Owners without the issue of a Closing Order.	(5) Number of Houses closed or demolished voluntarily.	(6) Number of Houses in respect of which Closing Orders were made.	(7) Number of Houses in respect of which Closing Orders were determined.	(8) Number of Houses (in respect of which Closing Orders had been made) demolished by Owners without orders for demolition.	(9) Number of Houses in respect of which orders for demolition were made.
Totals (England and Wales) ...	1909	6,312	3,731	1,510	587	*	*	196
	1910	6,429	3,056	1,389	1,511	274	*	170
	1911	24,429†	7,042	1,419	4,870	732	534	495
	1912	47,429†	13,417	1,935	9,761	2,108	1,072	1,423
	1913	56,352†	18,194	2,317	10,853	2,952	1,601	2,266
	1914	33,866†	9,514	1,414	7,831	2,241	917	1,917

* This information is not available.

† In a very large number of these cases (viz. over 6,100 in 1913-14, over 12,000 in 1912-13, over 12,500 in 1911-12, and over 5,200 in 1910-11), the local authorities decided to proceed by way of notices under Section 15 of the Act instead of making closing orders.

family life. Action can then be taken under Part III. of the Act, cottages being built in newly developed districts, where land can be obtained at comparatively low rates, and where an improvement and cheapening of the means of transit would open out the district for occupation by the labouring classes.

Until 1900 the action of local authorities under Part III. was limited to the erection of houses within their own districts, but the amending Act of that year enabled them to buy land and build outside their districts. By proceeding under these powers a double advantage is gained, in the first place the hygienic conditions are vastly improved, and an opportunity given to the tenants to enjoy surroundings and amenities which would be impracticable in a crowded neighbourhood; and in the second the cost in rent is considerably lessened.

The following tables from the Statistical Officer's Report, 1908, are quoted by Mr. Riley in the Chadwick Lectures, and are interesting as offering a comparison between the rent of tenements in Central London and that of similar accommodation in the suburbs; in the latter case the weekly cost of the workman's fare (Table E) by railway and (Table F) by tramway being added. Mr. Riley points out that since these tables were drawn up the fares have been reduced, resulting in an increase in the difference in favour of the suburban districts.

The London County Council since 1900 have provided, or are in course of providing, accommodation for about 29,000 persons in this way on the Totterdown Fields Estate, near Tooting, the Norbury Estate, near Croydon, the White Hart Lane Estate, Tottenham, and the Old Oak Estate, Hammersmith. The methods of

TABLE E.—Allowing railway fare varying from 1s. to 2s. 9d. a week.

District.	Suburban District to which workmen's trains run from the Central Area.	Average rent of three-roomed tenements in new dwellings in Central Districts.	Rent of three-room tenement in Suburban District plus one workman's return fare.	Difference.	
				In favour of Central District.	In favour of Suburban District.
Westminster	... Croydon Ealing	9 1½	9 10½	9	—
St. Marylebone	... Willesden Ealing	10 5½	9 4	—	1 1¼
South St. Pancras	... Hendon	9 9¾	10 2¾	—	2½
Holborn	... Wood Green	9 9¾	9 6¾	—	3
Finsbury	... Finchley	9 9¾	10 6¼	8½	—
Bethnal Green	... Tottenham	9 8¾	10 4¼	6½	—
Stepney	... West Ham	9 8¾	8 3¾	—	1 5
Shoreditch	... East Ham	9 8¾	7 9¾	—	1 11
Southwark	... Croydon	9 2	8 5¼	—	1 3½
North Lambeth	... Croydon	9 2	9 10¼	8¼	—

TABLE F.—Allowing tramway fare of 1s. a week.

District.	Districts within the county boundary to which workmen's tram fares are available from the Central Area.	Average rent of three-roomed tenements in Central District.	Rent of three-roomed tenement in Suburban District plus one workman's return fare.	Difference.	
				In favour of Central District.	In favour of Suburban District.
North Lambeth ...	... Tooting	$s. \ d.$ 9 2	$s. \ d.$ 8 9½	$s. \ d.$ —	$s. \ d.$ 4½
Southwark ...	... Streatham	9 2	8 9	—	5
North Lambeth ...	... Wandsworth	9 2	8 11	—	3
Southwark ...	... Battersea	9 2	9 0¼	—	1¾
North Lambeth ...	... Deptford	9 2	8 0¾	—	1 1¼
Southwark ...	... Greenwich	9 2	8 10½	—	3½
Bethnal Green ...	... Lewisham	9 2	9 0¾	—	1¼
Stepney ...	... Hackney	9 8¾	9 10½	1¾	—
Shoreditch ...	... Stoke Newington	9 8¾	9 10½	1¾	—
South St. Pancras...	... Poplar	9 11¾	8 5¾	—	1 3
Holborn ...	... Poplar	9 11¾	8 5¾	—	1 6
	... Hackney	9 11¾	9 10½	—	1¼

laying out and the planning of the houses deserve very careful study by those interested in housing questions, and, if I may be allowed to say so, reflect great credit upon those responsible for them.

As a London Surveyor, I have, perhaps naturally, referred more particularly to the work done in the metropolitan district; but what I have said may be taken to embrace similar activities in other towns, and I am again indebted to the Local Government Board for the following table, brought up to the 30th September last, showing the loans sanctioned to local authorities for the purposes of the purchase of land and the erection of houses under Part III. of the Housing of the Working Classes Act, 1890, since the passing of the Housing, Town Planning, &c., Act, 1909, and the loans under consideration at the date mentioned. (Table G.)

These figures may be taken as an indication of the growth in the interest shown by local authorities in the subject during the past five years. In 1910 £107,132 was sanctioned for the erection of 527 houses by 14 local authorities, while in the first nine months of the present year £797,334 has been sanctioned for the erection of 3,122 houses and 1 lodging-house by 147 local authorities.

There has also been a noticeable increase in the activity of semi-charitable bodies, public utility and similar societies, and co-partnership associations, in the provision of housing accommodation. Section 67 of the 1890 Act empowers the Public Works Loan Commissioners to grant loans to such bodies for the purpose of encouraging the erection of workmen's dwellings. The period for repayment is limited to 40 years, and the amount to be advanced, which was originally restricted to one-half of the value of the interest in land and

Loans sanctioned in year ended 31st December.	Urban Authorities.			Rural Authorities.			Total.		
	Number of authorities.	Total amount of loans sanctioned.	Number of houses to be erected.	Number of authorities.	Total amount of loans sanctioned.	Number of houses to be erected.	Number of authorities.	Total amount of loans sanctioned.	Number of houses to be erected.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1910	12	£ 106,612	527	2	£ 520	—	14	£ 107,132	527
1911	19	90,234	326	11	15,181	86	30	105,415	412
1912	44	405,828	1,930	23	66,786	354	67	472,614	2,284
1913	73	530,097	2,281	43	188,611	852	116	718,708	3,133
1914 (to 30th September)	89	649,328	2,449 + 1 lodging-house	58	148,006	673	147	797,334	3,122 + 1 lodging-house
Totals (Loans sanctioned)	174	1,782,099	7,513 + 1 lodging-house	97	419,104	1,965	271	2,201,203	9,478 + 1 lodging-house
Loans under consideration of the Board on the 30th September, 1914	58	893,880	3,576	48	179,157	774	106	1,073,037	4,350
Totals (Loans sanctioned and under consideration)	207	2,675,979	11,089 + 1 lodging-house	129	598,261	2,739	336	3,274,240	13,828 + 1 lodging-house

dwellings to be mortgaged, has now been increased to two-thirds by Section 4 of the 1909 Act, provided that the rules of the Society prohibit the payment of interest or dividends at a rate exceeding 5 per cent. per annum. Since 1890 upwards of one and a half millions sterling have been advanced by the Commissioners in this manner, and of this sum, as will be seen from the following table, nearly one million pounds have been loaned since the 1909 Act came into operation.

TABLE H.—Amounts advanced by the Public Works Loan Commissioners to Companies, Public Utility Societies, or Private Persons, under the Housing of the Working Classes Acts since the Year 1890.

Year ended 31st March.			Amount advanced.	Year ended 31st March.			Amount advanced.
(1)			(2)	(1)			(2)
			£				£
1905	...	...	36,490	1910	...	...	95,411
1906	...	...	27,050	1911	...	...	283,969
1907	...	...	18,536	1912	...	...	198,336
1908	...	...	51,010	1913	...	...	175,085
1909	...	...	67,292	1914	...	...	197,652

Any attempt to deal, however briefly, with the position of public authorities with regard to housing would be incomplete without some reference to the two Housing Acts which were passed this autumn, subsequent to the declaration of war. The first was an attempt to meet one of the difficulties referred to by the late Mr. Edward Woolley in his Presidential Address a year ago, and enables the Local Government Board to make

arrangements with any authorised society to provide and maintain dwellings, gardens, &c., for the convenience of persons employed by the Government, where sufficient other accommodation is not available. And the second authorises the Board of Agriculture in agricultural districts, and the Local Government Board in other areas, for the space of one year from the passing of the Act, to make arrangements with local authorities or authorised societies for the provision, maintenance, improvement, and management of dwellings and gardens and other works or buildings for the convenience of persons belonging to the working classes; and the Treasury are empowered to issue sums not exceeding in the aggregate four millions sterling for the purpose of meeting capital expenditure under the Act.

It was the intention of the Government that this sum of money should be utilised for the joint purposes of providing and improving housing accommodation for the working classes, and of preventing or mitigating unemployment in the building trades. Those of us who are in touch with the building industry are aware how immediately and seriously it will be affected by the war, and there will therefore, I think, be little difference of opinion as to the wisdom of this action on the part of the Government, by which large sums will be made available for works of construction of permanent value which might otherwise have been employed merely in temporary relief.

The statistical tables already quoted in connection with proceedings under Part III. of the 1890 Act show the intimate connection between the housing and traffic problems, and it is, I am inclined to think, to the solution of the latter that we must look for the removal of many of the difficulties surrounding the former.

Much has been done of late by the development of tramways, railways (both steam and electric), and particularly motor-omnibuses, to enable persons to travel with reasonable facility from one part to another of the great towns, but the congestion of the streets has not thereby been relieved; indeed in some cases where slow and quick traffic both make use of the same routes the difficulty has been increased. Bold schemes for future street widenings and for cutting additional wide new thoroughfares are often formulated, and would not lack support were it not for the financial questions which they raise; but it is clear that however much we might wish to see them carried out the cost would in some cases be prohibitive, while in others it could only be borne by dividing comprehensive schemes into parts and dealing with a portion only at a time.

Meanwhile, I venture to think that more than is now attempted might be done by public regulation and direction. For instance, it is a common thing to see horse wagons being driven from East London to Paddington through the fast traffic of the West End streets, an absurd arrangement when such traffic could be sent by the Marylebone Road, and one which might be duplicated by examples from almost every part of London.

There is, too, the congestion at cross-roads, which street widening alone could not prevent. I believe it was our honoured Associate, Sir John Wolfe-Barry, who suggested sinking roads at junction points, so that one stream of traffic would pass over the other, and a number of crossings occur to the mind where such a scheme might be carried out at reasonable cost, and would afford much practical relief. Indeed, subject to the engineering difficulties being overcome, it seems

possible that the solution of the problem in congested districts such as the City of London, where the value of property is so great that comprehensive street improvements become impracticable through the enormous cost, may be found in an extension of Sir John Wolfe-Barry's scheme, by the formation of sunken roads under the existing streets to take the slow moving traffic. I feel confident that the cost would be infinitely less than that of widening important thoroughfares for any considerable distance.

The inconvenience which we are suffering through lack of foresight in town planning in the past, and the heavy burden entailed in the attempt to counteract it, should make us peculiarly careful to do what we can to prevent a similar reproach being levelled against us by future generations; and the Town Planning Act of 1909 has put an instrument into our hands. Doubtless you are aware that a year ago the Council of this Institution, in conjunction with that of the Royal Institute of British Architects, by means of a representative deputation, impressed upon the Prime Minister and the President of the Local Government Board, the supreme importance of making use of the provisions of that measure to deal with the question of the arterial roads of the future London, before it became too late through the quickly proceeding development of the present outskirts.

I am happy to say that due weight was given to the arguments then advanced, the area of Greater London being divided into six divisions, and a committee, on which The Institution is represented, being set up in connection with each, to consider and advise upon the necessities of each section, and to co-ordinate them with the requirements of the whole. I have no doubt that when the inquiries entrusted to these committees have

been made the subject of a finished report, the work which they have done will prove of value not only within the district reported upon, but, as an example of what might be done, within every district in the country presenting similar problems.

It is satisfactory to see that the importance of this subject is not being overlooked, and, at the same time, that schemes are not being rushed through without due and proper consideration. The conferences which are now annually arranged between representatives of local authorities for discussing details in connection with town planning, and the principles which should govern that art, must prove of immense value in ventilating their subject, and in preserving our sons and grandsons from some of the disabilities under which we now suffer.

On looking back over what I have written I feel that my remarks are open to the criticism that I offer no definite solution for the problems which I discuss; but my reply would be that great social questions cannot at once be solved by a stroke of the pen, or even by legislation action, however well considered. Improvement can be effected only by progressive development and by the gradual amelioration of such conditions as become the subject of condemnation. Indeed the continuous rise in the standard of living which can be followed throughout history, and which we think has become more marked during the past century, shows us that each generation sets up ideals which it can never reach, as, happily, the ideals themselves continue to advance. I am, therefore, consoled at my failure to find a final solution of these questions, and shall be more than satisfied if any thoughts I have put before you bear fruit by stimulating a growth in the interest taken in these subjects among the coming generation, in whose hands the future advance will rest.

The following is a table prepared by the Local Government Board up to 30 September last, showing the town planning schemes proposed or under consideration at the present time.

TABLE J.—Summary of Town Planning Schemes proposed, and of other cases in which the preparation of schemes has been under consideration by local authorities (30th September, 1914).

Stage reached.	Number of Schemes.	Number of Local Authorities.	Acreage of Areas dealt with.
Schemes finally approved by the Board	3	2	9,668
Other schemes prepared by Local Authorities and submitted to the Board for approval... ..	3	3	661
Schemes authorised by the Board to be prepared or adopted by Local Authorities	73	53	108,661
Applications for authority to prepare schemes under the consideration of the Board	30	27	47,988
Total	109	75 Separate Local Authorities	166,978

Other cases in which the Board have information that the preliminary notices have been given with a view to applications being made to the Board for authority to prepare schemes 22

Other cases in which Local Authorities are known to the Board to have had the matter under consideration ... 116

Number of separate Local Authorities included under all headings of this table 206

I had thought to end my Address here, but since writing the above I have been much grieved to hear of the sad death of my predecessor in this Chair. Mr. Edward Woolley was well known to you all, and I know that you will feel how great a loss The Institution has sustained in his death. He was a straightforward English gentleman, much respected and beloved by all who were thrown in contact with him, both in business and in personal matters; and he leaves behind him an example any man might wish to emulate. Thirty years ago Mr. Woolley's uncle was President of The Institution, and I know what a pleasure it was to Mr. Woolley to have succeeded to the Chair nearly a generation afterwards. Our heartfelt sympathy is with his sons in their great loss, and our earnest hope is that future generations of the same family may be forthcoming in their day to carry on the noble tradition set by their predecessors.

Mr. HOWARD MARTIN (Past-President) said the privilege had been conferred on him of proposing a hearty vote of thanks to the President for the admirable Address to which they had just listened. The Address was of great value, because it dealt with the principal and most difficult questions involved in the improvement of the conditions of urban life, and contained a great mass of information and statistics which could not fail to be of immense use to those who wished, hereafter, to study the questions involved. It was a valuable addition to the long course of Presidential Addresses of his predecessors who had passed the Chair.

It was not in order to discuss the President's Address in a controversial way; but he believed the mover of the vote of thanks was supposed to say a few words on any

points that struck him in the Address, and he proposed to adhere to their usual custom in that respect.

He was quite sure that they all heartily sympathised with what the President said about the crisis through which the country was now passing, and the weighty words with which he described the gravity of present circumstances and the deep sympathy with which he spoke of the distress which might arise from them; but he (Mr. Martin) could not help thinking that there had been in some quarters a tendency to meet calamity before it occurred, and to take rather too gloomy a view of the probabilities of the case. No doubt, already, in some trades there was a good deal of adversity, but, on the other hand, in many trades, in the north of England and in the Midlands especially, there had been an enormous increase of prosperity, and factories had been working day and night. Great fortunes were being made, and much of the money which was raised as a national burden was being redistributed through the country. When the war was over there would be large sums of money to be reinvested in the country, which would help to restore prosperity. And he believed that if the war were not long prolonged (and there were circumstances which appeared to indicate that it might not be long prolonged) they might see that the actual result on the trade of the country was not nearly so calamitous as they were inclined at first to anticipate. At any rate they might all hope so, and one comfort they could surely take—that there could not be a doubt that their country's cause was a righteous one, and that it would prove victorious.

In regard to the very great and difficult problem of improving the housing of the working classes, the President estimated that £20,000,000 a year would be wanted

in building additional houses. The President's figures, arrived at independently, approximated very closely with those given by the Land Committee in the urban section of their Report, as in it they stated that in the past the sum spent on housing had been about £18,000,000 per annum. The £2,000,000 extra allowed for by the President would, no doubt, be accounted for by the many improvements which were now looked upon as necessities and by the increased cost of building.

The President said very truly that amongst the extra costs of building which had to be allowed for was the cost to the builder of getting money. It was possible that a solution of part of the problem of cost might be that the local authorities might buy and lay out land for building small towns, and let it to builders at fair ground rents, making advances for the purposes of building at moderate rates of interest. Although there were no doubt objections to such a scheme, they were not so great as those which might be advanced against any wholesale scheme for providing houses for the working classes at the expense of the community.

The question of slums seemed to him to be much more difficult than the question of providing new houses. He must confess he was much surprised at the figures the President quoted as to the cost of improving and rebuilding slums. No doubt the figures were accurate or they would not have been quoted, but at the same time it would be very interesting, when they came to discuss the whole question in session, to have an explanation of those figures; for it stood to reason that if one improved an already crowded area one would not be able to rehouse on the same site all the people living in the slum, and therefore, there would be a considerable loss in rent. It was also evident that if a scheme for rebuilding slums included the demolition of properties of

practically innocent people who had not by their own acts contributed to the conditions it was sought to improve, they ought to receive compensation, and if the cost of building, the cost of compensation, and the capital value of the loss of rent caused by building fewer houses on the same area, were all added together, it seemed to him it would come to a great deal more than the few shillings per head mentioned in the Paper.

The idea of a Town Planning Conference arranged by the Local Government Board was excellent, and should have proved exceedingly useful, and they were indebted to the representatives of the Royal Institute of British Architects and those of the Council who, by their proposals, practically induced the Prime Minister to arrange for such a conference to be established. As a matter of fact the conference, in his judgment, did not turn out to be nearly so useful as it should have been. For one reason, although it included representatives of the professional bodies who ought to know most about town planning, they were not allowed to vote or to do anything more than express their opinions in the discussions which took place; and, moreover the whole work to be done was divided between district committees, on each of which only one member other than those representing local authorities was allowed to serve. And instead of a professional man being selected to fill that one place, it was in several cases filled by an amateur enthusiast without technical knowledge. For that reason he did not anticipate any great result from the Town Planning Conference, though he much appreciated the wisdom of the Local Government Board in the part they had taken.

They all associated themselves in the deepest sympathy with the President's expressions of respect for the late Mr. Woolley, and of sincere regret at losing his services to The Institution.

Mr. LESLIE ROBERT VIGERS (Past-President) said it was his pleasing duty to second the vote of thanks to the President for his lucid and truly valuable Address. He did not propose to refer to it in detail, but he was sure they would all agree that it had been delivered in that direct and straightforward manner which they would always expect from Chatfeild Clarke when giving his opinions. He had known the President since they were boys. They had grown up together in business, and they had met much from time to time. He had always found him one of those straightforward men who would put his papers on the table, and that was the sort of man they wanted. It gave him very great pleasure to second the vote of thanks.

Mr. WILLIAM WOODWARD, F.R.I.B.A. (Fellow), said it was with very peculiar pleasure that he rose to support the vote of thanks which had been accorded to his old friend Chatfeild Clarke. He had listened to many Presidential Addresses in that Institution, and he could safely say that that which they had just heard was equal to any of those which had preceded it.

He had special personal reasons for supporting the vote of thanks. First, as he had said, the President was a very old friend of his. They had been together in fighting many cases. Sometimes on the same side, and sometimes in opposition, but invariably he had found him, as had been expressed by Mr. Leslie Vigers, a most fair and, he might say, reasonable witness in the box, and that was saying something for professional witnesses! Secondly, he had had the pleasure of listening to a Presidential Address, twenty years ago, by Chatfeild Clarke's father. It was therefore the second occasion at which he had been privileged to hear Presidential

Addresses from both father and son, as he had been present also at the Opening Addresses of Mr. Leslie Vigers and of his distinguished father Mr. Robert Vigers.

A third reason was that Mr. Chatfeild Clarke was a representative of what he might term the allied professions of architecture and surveying in the City of London, and he could bear witness to very many excellent buildings erected from the President's designs; and although some of the façades of those buildings might not vie with the extraordinary productions which *arty-arty* architects might sometimes produce, he had designed sound commercial buildings to his own credit, and, he was sure, to the satisfaction of his clients.

The theme of the President's Address was the Housing and Town Planning Acts of Parliament, and he agreed with him that it was a great pity that when the Bills were prepared the various Acts were not consolidated. He did not propose to take up their time by discussing those Acts, but he was sure the Address would prove most useful to all who would study the statistics that were there given. One matter had astonished him exceedingly. He referred to the statistics given by Mr. Littler, the architect to the Lancashire County Council, namely the extraordinary increase during the last few years in the cost of building materials. Common bricks were said to have gone up 14 per cent., Portland cement 22 per cent., drain pipes 41½ per cent., timber 30 per cent., cast-iron goods 60 per cent., and wrought-iron piping, glass and white lead 30 per cent. Those were remarkable figures, and when they remembered, as the President had said, that was apart from the consequential rise by strikes, it was a subject of great moment to owners, builders, and architects.

As to the building of cottages he had only two points

to urge. He hoped there would be no standardisation of cottages on the part of his old friends the Local Government Board. He understood that some time back that body proposed to distribute at a very small cost (he thought one shilling) complete plans, elevations, and sections, and, he supposed, details, of cottages to be built in the country. He trusted that would never be permitted, or men, not rolling in wealth, and who paid heavily in the way of rates, would be deprived of the commission to which they were so justly entitled for their work. He hoped, also, that no credence would be given to that wonderful production of the £100 cottage, which seemed to be more noted for excess of roof than of rooms.

He had nothing to add except to say as an old friend that he trusted the President would be blessed with good health to adorn that Chair until he was asked to hand it over to his successor.

The vote of thanks having been put to the Meeting and carried with acclamation—

The PRESIDENT said he desired to thank Mr. Howard Martin, Mr. Vigers, Mr. Woodward, and the Members present for the vote of thanks they had been so good as to accord him. If they had passed it at the beginning of the evening he could better have understood it, but he was hardly prepared for so much goodness of heart after inflicting his views upon them for a whole hour. The Opening Address was one of the most difficult tasks the President had to discharge during his year of office, and the thought that it met with their approval gave him great satisfaction.

The Meeting then terminated.

OUR WHEAT SUPPLY.

By EDWIN SAVILL (MEMBER OF COUNCIL).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION held on Monday, 23rd November, 1914.*

HOWARD CHATFEILD CLARKE (President) in the Chair.

The subject of this Paper, "Our Wheat Supply," at all times an interesting one, is only partly dependent for its interest upon the question of whether our food supplies will be adequate in time of war. But at a time like this when our country finds itself engaged in a life and death struggle with an unscrupulous enemy, whose brains, energy, and resources are being relentlessly used with the confessedly main object of destroying us as a nation, and robbing us of everything we have lived and fought for for a thousand years, it is natural that the problem of increasing our wheat supply as a safeguard against starvation should outweigh the consideration of the more peaceful and domestic problem of how to extend the area of wheat land in this country.

I propose in this Paper to discuss more particularly the latter problem, which to a certain extent includes the former.

The question of our wheat supplies was very earnestly considered by the Royal Commission of 1903-5 which

was appointed to inquire into the conditions affecting the importation of food and raw material into the United Kingdom in time of war.

This Commission considered that the question of wheat supplies was the most important they had to deal with, much evidence was given on the subject, and various schemes were put forward by witnesses which had for their object the safeguarding of imports, the increase in the quantity of wheat stored in this country, and the increase in the quantity grown. I will deal later with some of the proposals.

The terms of the reference evidently precluded the Commission from considering whether an increase in the area under wheat would or would not from a domestic point of view benefit the country and more especially the rural districts.

Much has been written and more spoken upon this subject in the last few years, and as there would appear to be a complete unanimity of opinion between both writer and speaker that an increase in area under wheat is much to be desired, it seems scarcely necessary to reiterate arguments in its favour ; but, as we know from experience, any point on a national question can only be gained by a continual repetition of arguments in support of it, and I propose as shortly as possible to put before you some facts which in themselves form a strong argument in favour of an increase in area under wheat.

I have tried to use as few figures as possible.

In 1871 the area in England and Wales under the plough was 14,946,000 acres.

In 1913 the area was 11,058,233 acres, showing a decrease of 3,887,767 acres.

In 1870 the quantity of wheat grown in England and Wales was 13,207,820 qrs.

In 1913 the quantity was 6,642,178 qrs., showing a decrease of 6,565,642 qrs.

In 1870 the price of British wheat was 46s. 11d. per qr.

In 1913 the price of wheat in England and Wales was 31s. 8d. per qr., showing a decrease of 15s. 3d. per qr.

In 1870 the price of bread was 8·48d. per 4lb. loaf.

In 1913 the price was 5·77d. per 4lb. loaf, showing a decrease of 2·71d.

During the same period the increase in land under permanent pasture (including improved waste land now scheduled as pasture) has been 4,963,289 acres.

In 1871 the number of agricultural labourers, apart from nurserymen, woodmen, &c., employed in England and Wales was 1,073,084.

In 1911 the corresponding number was 762,947, showing a decrease of 310,137.

In 1871 the total head of stock, *i.e.*, cattle of all sorts, sheep, horses, and pigs, numbered 27,888,450.

In 1913 they numbered 26,351,478, showing a decrease of 1,536,972.

In 1875 agricultural land sold at an average price per acre of £47.

In 1913 the average price was £25 per acre, showing a decrease of £22 an acre.

The foregoing are facts, and it is possible to deduce

from them certain arguments in favour of reverting to the cultivation conditions of 1870, which, I believe, could be done without a return to the high prices of the same date.

From the figures given it is clear that a decline in agricultural prosperity entails a decline in the area under cultivation, and a consequent decrease in employment combined with a heavy decrease in the value of land. It might have been thought that the decrease in the area under the plough and the increase in area under permanent pasture must have resulted in a larger number of stock. That this is not so confirms the opinion of those agriculturists who contend that more stock can be fed on arable than on pasture land, and is borne out by the experience of such countries as Denmark and Belgium, where the agricultural land is mainly under the plough; and although on the average poorer than that of this country, carries a higher head of stock per acre.

The Royal Commission of 1893 estimated upon the evidence of Sir Alfred Milner and others that the capital value of land in the United Kingdom had declined since 1875 by nearly one thousand million pounds, and there are no doubt people who, while ready to admit all other drawbacks connected with the decrease in the area of arable land, would not look upon a diminution in the value of land as anything to be regretted. But it should be remembered that a decrease in value means a decrease in the return for income tax and rates, and a heavy decrease in the expenditure which owners of land are able to make upon improvements of land, houses, cottages, and farm buildings, without which it is impossible for a farmer to do his duty by the land he holds.

Thoroughly to understand the condition of agriculture between 1875 and 1890 it is necessary to read the evidence given before the Royal Commission which was appointed in 1893, and also the Report of that Commission, from which it will be clearly seen that agriculture was saved from ruin entirely by the landowners, who at a very great sacrifice kept it going.

We must be thankful that the last few years show an improvement in the financial aspect of agriculture, which has been considerable from the point of view of farmers, and also, but to a less degree, from that of owners. The value of land increased from £23 per acre in 1900 to £25 per acre in 1913, but there has not yet been any appreciable improvement in the number of men employed on the land nor in the head of stock, while the decrease in arable land and the increase in grass and pasture still proceeds apace. The one important result is the increase in wages paid to the farm labourer, which have advanced since 1908 by about half a million sterling per annum.

In my opinion the reason that improved financial conditions have not had the effect of increasing the area under cultivation, with its sequel of more employment for agricultural workers, is that the bad times have not yet been forgotten. Their memory still hangs like a warning cloud over the desire to embark upon greater endeavours. The older men remember, and the younger men are reminded by them, and, realising the uncertainty, they hesitate to risk launching out. Farmers do not expect a high price for their produce, but they hope for the certainty of receiving a price which will leave a fair margin of profit to repay them for the capital and energy expended. I think that the average farmer feels that the less he puts into the land the less he stands to lose,

and therefore, instead of putting all his money and energy into a supreme effort to get all he can out of the land, he puts in only just enough to ensure a safe but moderate return. It is true that he would be likely to make a better profit by spending more on his land, but it would be a greater speculation, and the possible loss is too great for any but the richest and most venturesome to face. Much farming capital was lost during the agricultural depression at the latter part of last century, and these considerations therefore have great weight with farmers, particularly when the question arises of breaking up grass land.

In Mr. Strutt's Presidential Address of November 11th, 1912, which has become a book of reference, he strongly advocated the breaking up of inferior grass land because of the greater profit which could be derived from it if put under cultivation. He gives figures to prove his statement. I have discussed this point with several farmers, and have come to the conclusion that there are many things to be considered before the suggested breaking up is generally adopted. The first question to be asked is: Have the conditions for ever disappeared under which this land was laid down or became grass land? No one can answer that question, we can only hope that they have.

It must be remembered that the breaking up of grass land is an operation of a more or less permanent nature. It cannot be broken up this year, and then, if prices go down, be restored to its former condition next year. These grass lands have, as a rule, been gradually improving since the time they were under the plough, and before making any change the farmer would naturally ask himself "Are prices good enough, and are "they likely to remain good enough to warrant me

“taking a permanent step of this sort? I have seen
“these fields change and improve year by year until now
“they grow a decent crop of grass. It is true they do
“not bring in much, but on the other hand they cost me
“very little. I now employ one man per 100 acres on my
“grass land; if I turn it into arable I shall have to
“employ four men per 100 acres, therefore am I justified
“in destroying the work of years by ploughing up this
“grass land?” I will leave you to answer that
question.

The average price of wheat grown in England and Wales last year (1913) was 31s. 8d. per quarter, and I propose to consider whether it pays to grow wheat at that price. It is unfortunately impossible to state accurately the actual cost of wheat growing. There are many considerations which are not capable of exact calculation, as they cannot be confined to the question whether the price obtained for a crop of wheat exceeds the actual cost of its production, because wheat must be grown in rotation with other crops, and if we are calculating the profits to be derived from breaking up land and growing wheat, we must put into our wheat calculations the profit or loss which might occur upon the rotation as a whole. To take Mr. Strutt's figures. He shows that over a period of six years, 1906-1911, taking into consideration all expenses and outgoings except interest on capital, an average profit of £3 17s. per acre is produced from wheat; but if we take his other figures we find the average profit per acre from the rotation crops including wheat, without taking into account interest on capital, amounts to only £2 12s. 5d. per acre. If we knock off 8s. for interest on capital, we are left with a profit of £2 4s. 5d. an acre.

The figures which follow show in detail the cost per



acre of growing the various crops which make up a rotation. I am aware that these figures are very general, and that the rotation and the cultivation might be varied to any extent, but I believe they give a fairly true result of the complete operation. I have worked them out to apply more particularly to heavy lands, as it was such that for the most part was put down to grass in the bad times.

ESTIMATED COST AND YIELD PER ACRE ON A HEAVY LAND FARM.

	Cost per Acre.			Yield per Acre.		
	£	s.	d.	£	s.	d.
1. BEANS AFTER BARLEY—						
Dunging—12 loads per acre at 4s.	2	8	0			
Spreading		2	6			
Ploughing, 2 horses	10	0				
Rolling		10				
Harrowing		10				
Drilling	2	0				
Water furrowing... ..	1	0				
Seed—2 bsh. at 32s.	8	0				
Twice harrowing... ..	1	8				
Hoeing	10	0				
Cutting by binder, setting up, stacking, thatching, &c. ...	1	0	0			
Threshing $4\frac{1}{2}$ qrs. at 2s. 6d. ...	11	3				
Carting, say 5 miles, at 2d. per qr. per mile		3	9			
Rent, rates, and sundries ...	1	10	0			
Interest on capital		8	0			
	<u>£7 17 10</u>					
Yield, $4\frac{1}{2}$ qrs. at 30s.				6	15	0
Straw, say				1	5	0
				<u>£8 0 0</u>		

				Cost per Acre.			Yield per Acre.		
				£	s.	d.	£	s.	d.
2. WHEAT AFTER BEANS—									
Broad sharing	...	...	...		3	6			
Ploughing, 2 horses	...	...	...		10	0			
Rolling	...	...	...			10			
Harrowing	...	...	...		1	8			
Drilling	...	...	...		2	0			
Seed—2 bsh. at 40s.	...	...	...		10	0			
Harrowing	...	...	...			10			
Water furrowing	...	...	...		1	0			
Rolling	...	...	...			10			
Hoeing	...	...	...		4	0			
Cutting by binder, setting up, stacking, thatching, &c.	...	...	...	1	0	0			
Threshing 4½ qrs. at 2s. 6d.	...	...	...		11	3			
Carting corn, say 5 miles at 2d. per qr. per mile	...	...	...		3	9			
Rent, rates, and sundries	...	...	...	1	10	0			
Interest on capital	...	...	...		8	0			
				£5	7	8			
Yield, say 4½ qrs. at 31s. 8d.	...	...	...				7	2	6
Straw, say	...	...	...				2	0	0
							£9	2	6

3. SPRING OATS AFTER WHEAT—

Struck	...	...	...		7	6
Drawing furrows	...	...	...		1	0
Harrowing	...	...	...			10
Ploughing	...	...	...		10	0
Twice harrowing	...	...	...		1	8
Artificial manure	...	...	...		12	0
Drilling	...	...	...		2	0
Seed—4 bsh. at 24s.	...	...	...		12	0
Harrowing	...	...	...			10
Rolling	...	...	...			10
Cutting, harvesting, threshing, &c.	1	15	0			
Carried forward	...	...	...	£4	3	8

	Cost per Acre.			Yield per Acre.		
	£	s.	d.	£	s.	d.
3. SPRING OATS AFTER WHEAT (<i>contd.</i>)						
Brought forward	...	4	3 8			
Rent, rates, and sundries	...	1	10 0			
Interest on capital	...		8 0			
	£6	1	8			
Yield, 7 qrs. at 20s.	...		...	7	0	0
Straw	...		...	2	0	0
				£9	0	0
4. IF FALLOW AFTER OATS—						
Ploughing, 2 horses	...		10 0			
Ploughing, 3 horses	...		14 0			
Twice scarifying	...		4 0			
Dunging—12 loads at 4s.	...	2	8 0			
Spreading	...		2 6			
Three times ploughing	...	1	10 0			
Rent, rates, and sundries	...	1	10 0			
Interest	...		8 0			
	£7	6	6			
IF ROOTS AFTER OATS—						
Twice ploughing, 2 horses	...	1	0 0			
Balking, 2 horses	...		7 6			
Dunging—12 loads at 4s.	...	2	8 0			
Spreading	...		2 6			
Balks, split, 2 horses	...		7 6			
Artificial manure	...	1	5 0			
Rolling	...		10			
Drilling	...		1 6			
Seed—8 lbs. at 9d.	...		6 0			
Rolling	...		10			
Chopping out, singling, and hoeing	1	5	0			
Pulling and clamping	...	1	0 0			
Rent, rates, and sundries	...	1	10 0			
Interest on capital	...		8 0			
	£10	2	8			
Value of crop in the clamp,						
20 tons at 10s.	...		...	£10	0	0

	Cost per Acre.			Yield per Acre.		
	£	s.	d.	£	s.	d.
5. BARLEY AFTER FALLOW—						
Twice scarifying	...	5	0			
Harrowing	...	10				
Drilling	...	2	0			
Seed— $2\frac{1}{2}$ bsh. at 32s.	...	10	0			
Harrowing	...	10				
Rolling	...	10				
Hoeing	...	4	0			
Cutting, harvesting, threshing, &c.	...	1	15	0		
Rent, rates, and sundries	...	1	10	0		
Interest on capital	...	8	0			
	<u>£4 16 6</u>					
Yield, say $4\frac{1}{2}$ qrs. at 30s.	...			6	15	0
Straw	...			1	10	0
				<u>£8 5 0</u>		

6. CLOVER AFTER BARLEY (CUT TWICE)—

Average cost of seed and sowing, say	...	15	0
Say cost of cutting and making twice	...	1	10
Rent, rates, and sundries	...	1	10
Interest on capital	...	8	0
	<u>£4 3 0</u>		

Fodder Value.—Yield, $2\frac{1}{2}$ tons per acre at 55s.

£6 17 6

7. WHEAT AFTER CLOVER—

Ploughing	...	12	0
Rolling	...	10	
Twice harrowing... ..	...	1	8
Artificial manure	...	12	0
Carried forward	...	£1	6

7. WHEAT AFTER CLOVER (<i>contd.</i>)—	Cost per Acre.			Yield per Acre.		
	£	s.	d.	£	s.	d.
Brought forward	...	1	6	6		
Drilling—2 bsh. at 40s. ...	...	10	0			
Drilling	...	2	0			
Harrowing	...	10				
Rolling	...	10				
Water furrowing... ..	...	1	0			
Cutting, &c. (as before)	...	1	15	0		
Rent, rates, &c.	...	1	10	0		
Interest on capital	...	8	0			
		£5	14	2		
Yield, same as No. 2	...	...	...	£9	2	6

Taking the cost per acre of each crop, and applying the cost to the acreage of each crop which would be likely to be grown upon 100 acres of arable land, the calculation works out as follows:—

				£	s.	d.		£	s.	d.
32 acres Wheat	...	...	at	3	12	0	=	115	4	0
20 acres Oats ...	...	...	at	2	18	4	=	58	6	8
8 acres Barley	...	...	at	3	8	6	=	27	8	0
10 acres Clover	...	...	at	2	14	6	=	27	5	0
10 acres Beans	...	...	at	2	2		=	1	1	8
80								£229	5	4
Less—				£	s.	d.		£	s.	d.
12 acres Fallow	at	7	6	6	=	87	18	0		
8 acres Roots	at		2	8	=	1	1	4		
20								88	19	4
								£140	6	0

The net profit on 100 acres would average (with wheat at 31s. 8d. per quarter) 28s. per acre per annum.

If wheat were 38s. per quarter the profit would be increased to 37s. 6d. per acre per annum.

I do not think the amount of rent interferes with the calculations, because as a general rule a high rent means greater possibilities of production or advantages of transit and markets.

In considering the foregoing figures it should be borne in mind that the profit per acre shown is the result when every crop is a good crop, and it must be discounted to allow for failures and reduced crops due to unfavourable seasons.

After making careful inquiries from various sources I have come to the conclusion that if farmers could be certain of receiving 38s. per quarter for their wheat they would feel justified in ploughing up a considerable area of the land which is at present producing less than the return of which it is capable. In a general consideration of this matter it should be remembered that while land is laid down to grass it can grow nothing of value but grass, whereas land under the plough can grow in addition to wheat any crop for which by nature it is suitable.

From the foregoing remarks it will be seen that in my opinion it is necessary for farmers to be assured of a more or less certain price for wheat before they can be persuaded, for the purpose of growing corn crops, to change land which now costs them so little in labour into land costly to cultivate.

Much anxiety was naturally felt on the outbreak of war as to the stability of our food supply. The price of wheat rose in a few days from 34s. per quarter to 45s. per quarter. It speedily dropped again to 36s., from which price it has gradually risen to 40s. at the end of October.

It is a matter for great congratulation that the price of wheat is now only 6s. per quarter higher than it was in July before the war was thought of, but it is also to a certain extent a matter of great good fortune.

Not only might the date of the outbreak of war have been different, but if we go back over the history of the last thirty years we must admit that the powers combined against us might have been quite other, and the circumstances from a food point of view very much less favourable to us than they are now. The real importance of the permanent problem of the supply of food has not, however, been altered, because of our good fortune on this occasion. We must be devoutly thankful that not only is the greater part of our wheat supply derived from countries with whom we are not at war, but also that the naval power which might interfere with our imports of wheat is almost entirely concentrated in one place. Having seen what a few hostile cruisers can do to our ships of commerce we can readily imagine what might happen if the powers fighting against us were in strength over the whole of the seas through which our food has to pass, and we should be extremely unwise, because of our present security of trade routes, to disregard the utterings of those who have warned us of our danger. I am strongly of opinion that we ought, without delay, to take all possible steps to increase the area of land under the plough in our country.

Many of us have no doubt read with much interest the questions and answers on this important subject since the outbreak of war as given in Hansard's *Official Report of Parliamentary Debates*, and possibly many of us have been somewhat puzzled by the replies given by Ministers.

Several questions were asked, Mr. Charles Bathurst

being one of the most inquisitive, as to what steps the Government proposed to take to safeguard the regular supply and distribution of food-stuffs in the United Kingdom. On August 10th, in reply to Mr. C. Bathurst, the Prime Minister gave the information that a Consultative Committee had been appointed to consider the question. In reply to a further question by the same member on August 27th, Sir Harry Verney, the Parliamentary Secretary to the Board of Agriculture, said that the matter was under the consideration of the Agricultural Consultative Committee, who had forwarded the Board valuable recommendations, and that the whole question was also receiving the full consideration of the Cabinet Committee on food supplies. On September 9th, in answer to questions from Mr. C. Bathurst, Mr. Charles Leach, and Mr. Hunt, Sir H. Verney replied for the Prime Minister:—

“ The retention of this year’s wheat crop in stack
“ until next summer will admittedly result in loss
“ through vermin and other causes of a large percentage
“ of the grain, besides depriving farmers of the use of
“ the straw, and I am glad to be able to announce that
“ the Government, after minute examination of the
“ position, are satisfied that there is no necessity for
“ them to take any action of the kind suggested in the
“ first part of the question by the hon. member for
“ Wilton (whether the Government would offer some
“ financial inducement to farmers to grow more wheat
“ in 1915, and to retain it in stack on their own premises).
“ With regard to next year’s cereal crop the Govern-
“ ment have carefully considered all the available infor-
“ mation; it is a highly technical question, and after
“ consulting expert opinion they have arrived at the
“ conclusion that they would not be justified in holding

“ out a financial inducement to farmers to increase their
“ acreage of cereals. At the same time the Board adhere
“ to the advice which they issued to farmers recently,
“ with the concurrence of the Consultative Committee,
“ that wheat appears likely to be a profitable crop next
“ year.”

In answer to a further question by Mr. C. Bathurst on September 15th, Sir H. Verney answered that “ the
“ Government were clearly of opinion that farmers
“ would best serve the national interest by dealing with
“ their wheat crop this year exactly as they would in
“ normal circumstances.”

I have not quoted all the questions and answers, but they should be read by those interested in the subject, who will find that the Government was asked to guarantee a minimum price of wheat to farmers of 35s. a quarter. It replied that it did not consider it necessary, but at the same time strongly advised farmers to grow wheat, as it was advised by its Committee that wheat was likely to prove a profitable crop. The price of wheat at that date was 37s. 10d. per quarter, and many will feel that the Government would have been well advised in the national interest, as well as that of agriculture, had it decided to back its opinion by giving the suggested guarantee.

It is clear from the answers to the various questions that the Government has been acting upon the advice of the Consultative Committee which it appointed to consider the whole question; and, as reasonable beings, I suppose we ought to be content with the decision arrived at. However, speaking as a most reasonable being, I frankly admit that I am not satisfied, and that before I am satisfied I want some explanation which I hope one of the members of the Committee will vouch-

safe us this evening. Let us consider the situation. We are at war with Germany and Austria. The male population of both countries has been called up to fight. Belgium, France, Russia, and Servia are our allies, and all their male population is engaged in defending their countries. Thanks to our wonderful Navy, the cost of which has been grudged by some people, the seas are practically open to our commerce, and we can obtain supplies from the Colonies and from neutral countries. It would be interesting here to consider where our wheat supplies come from in normal times.

We grew ourselves (1913) in the United Kingdom 7,087,050 quarters of wheat, and the following table shows our imports of wheat from British possessions and foreign wheat-producing countries during 1912.

	Quarters.
Canada	4,789,133
British India...	5,639,866
Australia	2,646,334
New Zealand...	63,311
Total British Possessions ...	13,138,644
Russia	2,001,111
Denmark	44
Germany	70,244
France	10,911
Roumania	154,888
Turkey	65,333
Bulgaria	27,511
United States	4,438,665
Argentine Republic ...	4,174,155
Chile	145,733
Other Foreign Countries ...	123,320
Total Foreign Countries ...	11,211,915
Total Wheat	24,350,559

These figures require careful thought. I do not attempt to estimate what effect the war will have upon our supply. The subject is far too large and intricate for me to go into, and involves such questions as: What effect will the temporary loss of the agricultural labourer in Russia have upon the supply we receive from her? How far will the increased prices in Germany encourage traders to run the risk of capture at sea, and send supplies to her which might otherwise have come to us? France is normally self-supporting as far as wheat is concerned; what will be her shortage on account of lack of labour and damage by troops, and how much of our ordinary supply will be diverted to her? Similar questions are without number, and I hope some of them may be answered to-night. All I venture to prophesy is that in a few months our supplies will be short, and the price of wheat will automatically increase, and I make this prophecy in spite of the Government optimism, and even, if necessary, in spite of the advice given to it by its Consultative Committee, always reserving to myself the right to change my opinion after hearing any official arguments which may be put forward, and of which I am not at present aware.

I feel that some explanation of what has taken place is due to us. The Government advises farmers that they will best serve the national interest by dealing with their wheat crops this year exactly as they would in normal circumstances; the Board of Agriculture, by means of a circular, advises farmers to grow all the wheat they can; and the Consultative Committee reports in private.

Mr. Matthews, Secretary to the Central Chamber of Agriculture, strongly advises farmers to make no alteration in their usual methods of cultivation, and not to

plant a single acre more wheat than they would have done had there been no war.

Amidst all this confusion the one fact that stands out is that no one is prepared to say that an increase in the area of land utilised for growing corn crops would not be a good thing for the country both from the point of view of food supplies in time of war and rural employment in times of peace.

It is always being declared by a certain section of the community that land is not being put to its best use, with which I agree so far as that statement means that it might grow more, but it is doubtful whether under recent conditions it would grow more profitably. We have already seen under what circumstances land ceased to grow wheat, and I would ask the support of those persons in formulating a scheme acceptable to farmers under which such land might be used with more benefit to the nation and the individual. The taxation of land values is no remedy, and therefore not acceptable. Energy and the expenditure of capital can only be engendered by the probability of a certain return.

At the beginning of this Paper I mentioned that of all the proposals laid before the Commission of 1903 there was not one that met with their approval. We will consider those which more directly affect the subject of this Paper.

It was suggested that to insure an adequate supply of bread in time of war, the Government should build huge granaries and buy up sufficient quantities of wheat with which to stock them. There were many objections to this scheme, the principal ones being (*a*) that purchase of wheat by the Government would upset the market; (*b*) that it was doubtful whether wheat would keep stored for any length of time except in stack; (*c*) that

considerable wastage would occur through vermin, &c.; (d) that it would be an enormous expense to the country; and (e) that it would necessitate the continual buying and selling by the Government with the inevitable interference with natural prices. Another strong reason against the proposal has arisen since the Royal Commission sat, namely, the development of aerial navigation, and the consequent danger of the destruction of the granaries.

A further proposal put before the Commission was the payment by the Government to farmers of a subsidy for every acre of wheat grown of so much per acre (10s. was the sum suggested). This idea is obviously unworkable, as without an army of officials to inspect every acre of wheat in the country, it would only be necessary for a farmer to sow a certain quantity of wheat seed and claim the bounty. The crop might be non-existent, or of the poorest description, but the bounty (without proper inspection) would still be payable on the number of acres declared to have been sown.

Another witness proposed the payment of a certain sum per quarter, but the arguments against this are almost as strong as against the payment of so much per acre. If every farmer were to receive a bounty of 10s. per quarter of wheat whatever the price at the moment, we might find farmers selling at 40s. and getting an additional 10s. bounty, a most unnecessary expense for the country. The proposal to guarantee every farmer 35s. a quarter for wheat, whatever the price might be, is open to still stronger objections, of which it is only necessary to mention one. If the Government undertook to pay the farmer 35s. a quarter irrespective of the ruling price, it is obvious that there would be no inducement to the farmer to command as high a price as possible for

his wheat except when the price was over 35s. He would naturally be inclined to accept any offer that was made, knowing that he would receive from the Government the difference between the price offered and the 35s. a quarter.

It must not be thought from these objections that I consider farmers dishonest. Far from it, but I venture to think there are few of us who would take a great deal of trouble to obtain the highest possible price for a commodity which we were continually selling, and which was of less value than the Government's guarantee price.

Realising the enormous importance both in times of peace and war of increasing our wheat area, and hoping that the impracticability of the schemes with that object which have hitherto been proposed has been the reason that the Government have not seen fit to adopt them, I venture to put forward a further suggestion. My only excuse for hoping that it may prove sound is that having been always greatly interested in agricultural matters I have given much thought to this particular subject, and I consider that half the domestic problems which now trouble us can and will be automatically removed with the solution of the agricultural problem. It is, therefore, worth while putting forward any proposal which, on the face of it, is a reasonable proposition for discussion.

I am encouraged in the belief that the Government would not be unwilling to adopt a practical scheme to increase our admittedly inadequate wheat area by the action recently taken by the Board of Trade to meet the shortage of dye-stuffs and colours which has been causing apprehension in the textile trades. As a result of a conference with representatives of the most important associations and firms engaged in the colour-using indus-

tries, it was decided to form a limited company with a large capital, of which the Government would subscribe a proportion, in addition to guaranteeing the interest on a large debenture issue for a term of years.

In placing the following proposals before you as a result of considerable thought, I only ask that the same should be done for our food supply as is already about to be done for the textile industry.

If the price of wheat never fell below 38s. per quarter, my own experience and that of competent authorities I have consulted agree that it would pay farmers to grow more wheat; and the certainty that they would obtain such a price would mean that much of the land which has been allowed to deteriorate, and now perforce grows little, would again be brought under the plough.

Before proceeding to put the scheme before you, I will try to meet the argument that whatever we may do here can, in the ultimate result, make no difference from a war point of view. We now grow less than one-fifth of our total consumption of wheat, and on an average throughout the year we have a supply, including imports, which would last us about twelve and a half weeks. (See Royal Commission, 1904). We must take it for granted that we cannot, without sacrificing other valuable crops, grow enough wheat to become self-supporting. With our wonderful Navy that is not necessary. If our Navy were destroyed all the wheat in the world would not save us, but such an event need not enter our heads. At the same time it must be realised that modern naval warfare is a very uncertain affair.

I believe I am right in saying that there has never been a naval battle with dreadnoughts engaged; sub-

marines have been very little used prior to this war; aeroplanes, dirigibles, and seaplanes have hitherto been unknown. Is it cowardice then, that warns us to be prepared for accidents? We all hope for the best, and believe the best will happen as far as this country is concerned, but is it inconceivable that enemy cruisers might find their way into the Atlantic and Indian Oceans, and hold up our supplies? Knowing nothing of these things, it appears to me not impossible, and if it is not proved to be impossible, any workable plan which would ensure a supply to last us a few more weeks should receive the consideration of all responsible people. The possession of this additional two or three weeks' food might make just the difference between life and death, between the continuance of our empire or its destruction, between an unconditional surrender owing to starvation or the time to recover ourselves.

It is for these reasons that I feel so strongly that all political considerations should be brushed aside. They are of no consequence, and entirely beside the mark when questions of vital national importance are being discussed.

Having put my suggestion for safeguarding our bread supply and increasing the wheat area in this country before several experts who have found no flaw in it, I now submit it, with all deference, to you.

Fix the price at which wheat can be grown at a fair profit, taking into account the other considerations I have already mentioned. I consider that possibly 38s. per quarter would meet the case, but here, as in other matters, I am open to correction.

Every farmer who sells wheat should be paid the difference between the average price for the year and the settled price of 38s. per quarter. The average price

should be for the year ending August 1st in each year. I think you will see the advantage of this plan over that of paying the difference between the price at which wheat is sold and the fixed price of 38s. per quarter.

Among the advantages of the proposal are the following:—

- (1) Every farmer would know that he can grow wheat and make preparations for growing wheat without fear of loss, because he would be sure of receiving a price approximating 38s. per quarter owing to the Government guarantee.
- (2) As under this scheme wheat would be grown with the risk of loss eliminated (other than that due to bad seasons which agriculturists have always to face), growers would know that the more wheat they grew the more *certain* profit they would make.
- (3) Farmers would try to obtain the highest price, because if they sold at a price above the average they would not only get from the Government the difference, if any, between the average price and 38s. per quarter, but would also receive the amount by which they had sold above the average price.
- (4) Farmers would obviously grow as much per acre as possible, which they would not necessarily do if paid so much per acre.
- (5) They would endeavour to grow the best quality in order to command a price above the average.
- (6) The best and richest lands would grow the largest quantity, but the poorer lands, accord-

ing to Professor Voelker, would grow the best quality, so that things would tend to equalise themselves.

- (7) It seems likely that such a scheme would encourage farmers to hold wheat, because, as a rule, prices tend to rise in the spring and summer, and they would therefore get the advantage of a probable higher price from the buyer, as they can do now, with the Government grant in addition, that is to say, assuming a guaranteed price of 38s. and an average price of 36s., the farmer who sold at 37s. would, in addition to getting a price above the average, receive 2s. a quarter from the Government.

- (8) There would be little chance of fraud.

I do not think that the objections to other schemes, already mentioned, hold good against this proposal, although there may be others which have not occurred to me. It would be necessary to make it a penal offence to purchase wheat unfit for milling without so specifying.

The cost of such a scheme to the Government would depend upon the amount of the guarantee, but it is doubtful whether it need be considerable. A steady market is almost of greater importance than a high one, and it would merely be necessary to guarantee a reasonably remunerative price for a sufficiently long period. It may be argued that if it would not cost the Government anything, of what advantage would it be to farmers? The answer is that it would inspire them with confidence by freeing them from the risk of loss. That is all they ask for.

Some arrangement would have to be arrived at by

which the note of sale would be received by the Government as evidence of the transactions between buyer and seller.

If such a scheme could be put forward at once it might not be too late to have a considerable effect upon next year's crop, as the practice of sowing spring wheat has considerably increased of late years.

It is doubtful whether it would be an advantage this season to supersede other grain or root crops by wheat, as it seems to me that the supply of food for cattle will be almost as important as the supply of bread, but it might be possible in some parts of the country for wheat to take the place of grasses which otherwise would be allowed to stand another year or two, and the value of which is unimportant.

If things go well with us the feeding of our cattle is an important item, and even should things go badly, and we have to consume our cattle, the oats, barley, and roots grown for their consumption could, in time of necessity, be utilised for human food.

In future seasons, if the Government will guarantee a price for wheat which will show a fair profit, I advise the breaking up of all inferior grass land and putting it under the plough.

Before I conclude I cannot refrain from reminding Members of this Institution of the steps Britain overseas is taking to help the mother country in this direction.

In *The Morning Post* of October 22nd we read that Mr. Holman, the Premier of New South Wales, announced that the Government proposed to take active steps with a view to the large extension of the area of wheat cultivation. The scheme included such details as—

- (1) Government advances by means of co-operation

banks to the farmers with a view to the extension of the cultivation of existing holdings.

- (2) A guarantee of the minimum price for wheat grown in the additional areas.

“These proposals,” the article continues, “should ensure the immediate utilisation of unemployed labour in reproductive work, and also a substantial additional supply of wheat in next year’s crop, when it is likely to be very advantageous to the allied countries by replacing the deficiency of the ensuing crop owing to the drought.”

Australia, therefore, although it has now formed its third contingent to send over to the front, has apparently enough labourers to work an additional area of land.

In *The Morning Post* of October 27th we find the following:—

“Mr. Ashford, the New South Wales Minister for Agriculture, has published details of the New South Wales Government’s wheat cultivation scheme, in which he states that outside the military operations an equally important call comes to the outlying Dominions to *strain every effort to prevent famine prices* from obtaining in Great Britain owing to the forecasted shortage of food-stuffs as a result of the war. The Government proposes to clear a minimum area of 100,000 acres, thereby providing employment for 10,000 men. A guarantee will be made to the banks up to 20 per cent. on advances for the special purpose of the extension of the wheat cultivation. The minimum price guaranteed is 4s. a bushel. The Government supplies seed to those unable to obtain it otherwise”

Canada is also giving careful consideration to a

scheme which has been put forward largely to extend her wheat area.

Can we do less ?

Mr. JOHN GERMAN (Member of Council) said it was always pleasant and instructive to listen to a Paper by Mr. Savill, who had in the present instance added to their *Transactions* a very valuable Paper on a subject that was not only of the greatest importance to agriculturists, but was at the same time of vital consequence to their island home. He had, therefore, much pleasure in proposing a vote of thanks to him for the able manner in which he had introduced the subject.

By the kindness of the Secretary he (Mr. German) had had an opportunity of seeing a draft copy of the Paper, and he trusted Mr. Savill would forgive him for venturing to offer a few remarks which were not entirely in accordance with his ideas.

In doing so he must apologise for referring to his own personal experiences. He felt bound to do so in order to show a reason for the faith that was in him.

In the first place he should like to say that he entirely agreed with the scheme Mr. Savill suggested for the settled price of wheat, and was strongly of opinion that such price should not, at any rate, be less than 38s. per quarter.

Mr. Savill gave the average price of wheat in 1870 as 46s. 11d. per quarter, and in 1913 as 31s. 8d., showing a decrease of 15s. 3d. per quarter. He personally quite well remembered in 1870 growing 6 quarters of wheat per acre and selling it at 60s. per quarter, and he knew that in the eighties wheat was sold as low as 20s. per quarter. Averages were very useful, but they had to be used with caution.

Might he say that he was nurtured in the heart of agriculture, as his father combined with the duties of a land agent the occupation of about 700 acres of land. After leaving school, and before entering upon his pupilage, he spent three years (1860-1863) in practical work on the land, and in the management thereof. That experience had proved of inestimable value to him in later years. Since 1869 he had always occupied land for the very love of it, which he supposed in his case was hereditary.

In the eighties he had had the chief management of estates, amounting to an area of over 35,000 acres, and his work included the supervision of farms-in-hand. He had at that time no partner, and he therefore felt the full brunt of that cruel period. It was most justly found by the Royal Commissioners in 1893 that hundreds of farmers were then saved from ruin by the forbearance and help of the large landed proprietors.

He did not think young land agents could possibly realise the intensity of the anxieties of the eighties and early nineties—thousands of farms were thrown up of necessity, and an agent was fortunate if he received *one* good application for a vacant farm. Changes were so frequent that he remembered one Lady Day letting twenty-seven large and small farms.

He recollected in 1883 having business with a Past-President of The Institution (the late Mr. Thomas Huskinson) whose great ability some of them might even now remember. His remark to him was, "If I had been a young man I could have met the change, but now I don't know what I shall do." Fortunately he (Mr. German) was then in the prime of life, and he struggled through, but he could assure them it was an intense struggle.

He could still further carry his recollection back to the fifties, when it was not unusual to plough up even good old pasture land. His father eagerly grasped at scientific agriculture, and he could well call to mind his breaking up 32 acres of really good land—half of it being pared and burnt. He had known that land ever since that time, and it was now under his agency. He had never seen anything but good crops on it, and no one would dream of laying it down to pasture.

Mr. Savill had said that if the Government would guarantee a price for wheat he would advise the breaking up of all inferior grass land. In that he must very seriously join issue with him. To a great extent the land that had either “tumbled down,” or been laid down to pasture, was the result almost more of wet seasons than of low prices. At the time when corn realised high figures much absolutely unsuitable land was ploughed up, *e.g.*, land that took three or four horses to the plough—land not easy of access and difficult to drain.

He had on various estates laid down again to pasture large areas of such land, and by the judicious application of basic slag and other manures he had succeeded in bringing them to a very useful stage, and had himself used such land for fattening cattle—with cake.

The expense of cultivating such land, and the risk of crops in wet seasons, was so great that, in his opinion, it would be courting disaster again to resort to the plough. Some of such lands might probably be broken up with advantage, but that course should only be taken after careful consideration of the nature of the soil and its accessibility. It would be far wiser even to break up good suitable land now in productive grass and continue to improve the inferior land laid down in recent years, which could not be successfully farmed as arable in wet

seasons. It had to be remembered that on the law of averages they were bound to have a recurrence of wet seasons, and at such times he had often seen fallow land as green and full of twitch in the autumn as it was before working was commenced in the spring, all the summer workings having therefore been fruitless. Such lands might be described as "season land," and the risk of farming them was great.

Then the labour bill had to be considered, and it was immensely heavy on such lands; at the present time if a good labourer left a farm it was very difficult to replace him, sometimes almost impossible.

He feared that he should not at present very willingly sanction the ploughing up of good grass land, but he submitted that it would be wiser to do so than to break up large areas of heavy bad land that had been laid down to grass.

The quantity of wheat produced might be increased by more liberal management and by occasionally substituting wheat for another white straw crop, and possibly by altogether altering the course of cropping in operation. The course of cropping on which Mr. Savill had based his estimates was doubtless intended for strong land, but it was a very unusual one in his experience, and only gave one-fourth in wheat. He would suggest as a better course for such character of land: Roots or fallow; barley or wheat; clover; wheat; beans; wheat. Even if the barley crop were adhered to, the course would give one-third in wheat. Neither of those courses of cropping, however, would be adapted for light land.

Mr. Savill said that in his opinion the reason why improved financial conditions had not yet resulted in increasing the area under cultivation was because the

bad times were still remembered. He could not agree with that. The main reasons, in his opinion, were scarcity of efficient labour, shortness of capital, and the knowledge that the risk of cultivating the strong three or four-horse land—now possibly in poor pasture—was too great.

He would like it to be borne in mind that he was speaking from his experience in the midland counties. Similar circumstances did not generally pertain in North Wales, where part of his practice lay, and he had only a general knowledge of the eastern and southern counties.

A good old axiom told them “not to prophesy before “the event.” He wanted, however, for one moment to run the risk of being condemned for so doing.

If the present higher range of prices of corn should continue, he knew full well that farmers would soon approach land agents for permission to be allowed to plough up some of the heavy cold lands that in one way or other had gone down to grass during the last twenty-five years, and had not been improved as they might and ought to have been. He knew also that it would oftentimes be a difficult matter for land agents to deny such requests. Before giving that permission, however, he would advise his younger brethren in the profession to study carefully the nature of the surface and the subsoil, the altitude of the land, the labour question, and the position of the land with reference to the homestead.

If not breaking the ten minutes' time rule, he would like to relate one little incident bearing on the question. In the years 1864 and 1865 he was a pupil with a surveyor who was a keen agriculturist. In those years corn was realising good prices, but he quite well remembered his chief talking to him one day about a heavy plough farm in Nottinghamshire, and making the

following remark, "There is too much table and stable about it." At that time large farmers often lodged and boarded three or four single men in the farmhouse, and the interpretation of the remark was that the cost of men and horses (in other words, the labour) was too great in comparison with the product of the heavy clay land.

Mr. GEORGE TURVILLE BROWN (Fellow) said he had very great pleasure in seconding the vote of thanks to Mr. Savill which had been so ably proposed by Mr. German. He was sure Mr. Savill had read a most interesting Paper, and one which would be very valuable to them in the future when they came to look back on those distressful times. The Paper fell into two parts, the first dealing with the supply of wheat in time of war, and the second with the question, How was the amount of wheat grown in their country to be increased?

As to the supply of wheat in time of war Mr. Savill began with a reference to the report of the Commission on "Supply of Food and Raw Material in time of War," which sat in 1903-5. He (Mr. Brown) had read that report, and it seemed to him the most important thing contained in it was the statement in the body of the report that it was practically impossible for an enemy to make any appreciable diminution in the supply of those articles of consumption that were necessary for our population.

That seemed to him rather a strong assertion, and he examined the report further, with the result that he found the Commissioners put to the Admiralty the following question: "Assuming the country to be at war with any two of the great maritime powers, are

“ the Admiralty of opinion that our supplies of wheat
“ and flour would arrive in practically the same volume
“ as they come at present ? ” The reply was : “ Literally
“ the reply is no, as an affirmative answer without
“ qualification would be tantamount to saying that the
“ Admiralty could guarantee that no captures could be
“ made by the enemy, a position impossible to maintain
“ in argument. Practically the reply is yes, as the
“ Admiralty believe that there would be no material
“ diminution in the supplies of wheat and flour reaching
“ the United Kingdom.”

He thought that was very satisfactory. The Commissioners cross-questioned several admirals, and all agreed that even if England were at war with two first-class maritime powers she could rely on the Navy to safeguard her overseas supplies. The whole question of wheat supply in time of war came to this, that they had to trust the Navy, for, as Mr. Savill had put it in one paragraph of his Paper, whatever they might do in the way of increasing the home-grown wheat supply, they could only save the situation for a few weeks.

Mr. Savill also said the Government were of opinion that farmers should treat their wheat supply for the present year (1914) in a normal way, and he thought no exception could be taken to that because he was told the millers said, “ The most economical way in which home-
“ grown corn can be used is to mix it in certain propor-
“ tions throughout the year with foreign corn.” He should think, therefore, that the best advice that could be given to English farmers was to deliver their corn throughout this year (1914) in regular quantities, and to treat the 1915 crop in the same way.

With regard to sowing wheat, he was of opinion that only such addition should be made to the normal area

as could be planted without making radical changes in settled plans of farming. Mr. Savill referred to Mr. Matthews, the Secretary of the Central Chamber of Agriculture, who was said to have given farmers the advice not to plant any more wheat that year than they were accustomed to do. Mr. Matthews, whom Mr. Brown had seen on that subject, explained that that advice was given under a complete misapprehension in a speech made in the Isle of Wight in October. He was then under the impression that the Government were contemplating a scheme to commandeer wheat on terms that would be solely for the benefit of the consumer. The matter was put right last week in the House of Commons in reply to a question by Mr. Protheroe (Member for Oxford University), when Sir Harry Verney said the Government had no intention of taking wheat in that way, and he was glad to have the opportunity of dealing with the misunderstanding that had arisen.

On the larger question it seemed to him that Mr. Savill's scheme was to increase the quantity of wheat to be grown in Great Britain by a system of bounties. He thought his proposal was very clever, and if they were to have protection in any form (which of course would have to be given either by import duties or bounties) he should think Mr. Savill's was as good a scheme as could be devised; but he did not think they were likely to get that question dealt with at the present time while the Government and the Opposition had so many other matters of importance in hand, and he was afraid it would be a long time before the matter could be thrashed out.

He thought, too, when the present war ended (and certainly it was going to end in the victory of the Allies), there would be great difficulty in getting labour

on the land since John Bull, who had been changing from a farmer to an industrialist, was going to change even more quickly in that direction than before, so that the number of people naturally in favour of Free Trade would be increasing against those who were in favour of anything like Protection. They must also remember that the character of farming was changing very much. He should say that the amount of corn and corn equivalent consumed by farmers was getting very near the amount grown by them, and in a few years he thought the corn purchased by farmers would exceed the amount grown in the country.

Mr. Savill gave them an interesting comparison between the number of live stock kept forty years ago and now. He thought that if he had taken a table for ten years, or twenty years, instead of forty years, it would not have shown much wrong with the live stock part of the farming business; also if he had taken into account the quality of the stock kept and the methods of keeping cattle, he would have had to acknowledge that the business had undergone a very great change, for stock was now kept better and much more on artificial and imported foods than before.

He thanked Mr. Savill very much for his most interesting Paper, and he should read it again with very great interest, and everybody would join him, he was sure, in thanking him very much for it.

Mr. H. TRUSTRAM EVE (Fellow) said he had come to the Meeting because the Paper to be read was by Mr. Savill, who had, perhaps, applied his mind more than almost any one there to thinking out those problems, and doing his utmost in that way for the good of his country.

On going through the Paper a few points had struck him. The first was that taking the total cultivated area of arable land in 1870 the yield of wheat was equal to one quarter per acre over the whole, yet in 1913 the yield came to only half a quarter per acre on the cultivated area. He was perfectly convinced that they grew as much per acre now as in 1870, and therefore that could not be the cause of the smaller return, and he would like to ask Mr. Savill whether he could offer an explanation.

Then as to wages. Mr. Savill said that agricultural wages had increased by about half a million per annum since 1908, but he had evidently not noticed the publication of the returns of the Board of Agriculture on wages for the year 1913. In it he would have found that wages had risen in that year, as compared with 1912, just on £10,000 a week—the largest increase on record. For 1912 the increase over 1911 had been close on £5,000 a week. He did not think that such rises in wages had ever before been known in the history of the country. That wonderful rise was due almost entirely to ordinary supply and demand, and was not caused by any great public agitation on the subject.

Beyond the question of gross receipts for what they grew, wages per acre were a very important item in the farmer's mind, and affected him as to whether or not he should increase his wheat area, and as the figures he had quoted showed, agricultural wages had increased by three-quarters of a million per annum in the last two years (1912 and 1913).

Mr. Savill would, no doubt, agree that one of the reasons why farmers hesitated to break up grass land of an inferior nature was because of the well-known properties of basic slag. There was an enormous

quantity of basic slag being used on farms at the present day, and especially on miserable heavy land.

It was shown at Rothampstead that one could do anything with grass land. One could turn bad grass land into good pasture by proper means, and by improper means you could bring it back to all that was wrong. Farmers were now using basic slag by thousands of tons on land that might otherwise be broken up and put into wheat, and apparently they thought it paid them better to do so.

Mr. Savill had asked them not to discuss the figures he had given in his Paper to illustrate his points. He (Mr. Eve) was prepared to conform to that request, as he considered that they were deeply indebted to anyone who gave figures, which were always so useful to look back upon in future years. He would, therefore, only ask Mr. Savill whether he thought it was right to put dung, straw, and roots at market price.

He did not think one could make a balance sheet of a field or part of a farm; Mr. Strutt was the exception, for he had been able to keep farm accounts so accurately that he could tell what part paid and what part did not. Generally speaking, the only thing that appealed to a practical man was what profit he made at the end of the year on the whole farm, taking into account wheat, live-stock, grass, and everything else.

Wheat did not form a very large proportion of farm receipts, and he did not suppose that the wheat crop of England even at present prices would come to much over 15 millions sterling. It was a very small proportion of the total receipts from the farm including live stock. The example of 100 acres which Mr. Savill gave showed there must be something wrong in trying to draw conclusions from a balance sheet of part of a farm, because

his wheat receipts came to half the total receipts of the 80 acres, and if one took off the debit of crops grown at a loss, the wheat receipts showed 80 per cent. of the total net receipts of the 100 acres. That was not meant for criticism, but when the gross receipts for England from wheat could not be more than 15 millions, with wheat at 40s. per quarter, some explanation was necessary.

Mr. Savill ought to have extended his invitations for that evening to the whole of the Cabinet, as they were the people he had to convince. After all, what did they get paid for except to run the country and to take the responsibility of what they did? Sir Harry Verney said the Government had decided this and that, and in truth they were the only people who could decide.

He did not see why Mr. Savill should assume that the only persons the Government consulted on the question of the wheat supply were the Agricultural Consultative Committee, and he would ask him whether he personally would confine his inquiries on any matter to one set of men only! He (Mr. Eve) had no inside knowledge, but he should guess that the Government did what any of them would do in similar circumstances, and asked some twenty or thirty persons so as to get an expert opinion, and after hearing all sides they came to the conclusion that they would do so and so. He was sure Mr. Savill never expected to draw the Consultative Committee. He (Mr. Eve) indeed had by that time forgotten what happened at their meetings!

Mr. Savill had not referred to the possibility of the Government buying a few million quarters during the war so as to have a certain amount in hand. Why should they not? Other people kept wheat in hand and why not the Government?

He would ask Mr. Savill how much extra wheat there would be if his scheme came into operation and wheat were guaranteed up to 38s. They grew seven million quarters now, and even if they grew 10 per cent. more, that three-quarters of a million extra would only represent in round figures about a week's supply, as they ate about 38 million quarters per annum.

Experience, he thought, showed that it took from five to forty years to get a Bill through Parliament and placed on the Statutes. It was only when the idea was crystallized in the form of a Bill that the difficulties became apparent. Personally he thought they should aim rather at cheapening the cost of production by trying to copy the methods employed in the Colonies.

The gross receipts of wheat in this country were dictated by India, Canada, Australia, and Argentine. In some cases they harvested their wheat by a gasoline engine, with eight self-binders bolted together, and how could the English farmer hope to compete against that, when the cost per acre was as high as Mr. Savill had shown. He thanked Mr. Savill for his able and instructive Paper.

Mr. ALEXANDER STEELE (Visitor) said he would have preferred to have remained silent, but having been invited by the Chairman to make a few remarks, he was glad to have the opportunity of acknowledging the great pleasure he had received from hearing the very fine Paper read by Mr. Edwin Savill. He had worked under the heel of Mr. Savill's boot for twenty-five years, and he was grateful for the opportunity of criticising him that evening for the first time in his life. After those twenty-five years' experience he could join whole-heartedly

with many Members of The Institution in saying that Mr. Savill was a jolly good fellow.

Of all the schemes that had come within his notice to assist in increasing and improving the supply of wheat in the British Isles there had not been one, so far as doles were concerned, that was less subject to objection than the one put before them by Mr. Savill that evening. It was calculated to give confidence to farmers, and at the same time would give no opportunity for fraud. As an individual farmer he had always been against doles in agricultural work, as he thought that agriculture, like every other industry, should stand on its own feet. He had always been of the opinion that if they meant to make strong individualities, and a strong nation, they must make them feel the confidence of having to fight their own battle in life.

In the profit and loss account of the four-course system which Mr. Savill had placed before them it appeared to him that the cost of production on the whole was rather low, and that $4\frac{1}{2}$ quarters of wheat, or $4\frac{1}{2}$ quarters of beans per acre, was certainly too high an estimate on an average heavy land farm. But independently of that an average net profit of £3 14s. 10d. was out of the question. He based his figures on the consideration of the fact that wheat had always been a kind of nursery bed of the English farmer, that was to say, that every crop that the farmer grew had been grown with the intention of assisting the wheat crop that was certain to follow. He did not think it possible for anyone who was not day by day engaged in the growing of wheat to be aware of how much that crop was indebted to the previous crops for the number of quarters produced per acre, which was certainly an argument in favour of Mr. Savill's scheme.

As to the stock raising, he thought that Mr. Savill's figures might have been a little more explanatory. Mr. Savill gave them the number of cattle, sheep, and other live stock in the United Kingdom, but they must remember that while those figures might be accurate, they might at the same time be deceptive. He believed the number of sheep in the British Isles had very much decreased, and the number of cattle very much increased, and inasmuch as it took ten sheep to equal the value of one bullock or one cow, he considered that the figures that had been placed before them did not convey the true value of the stock of the British Isles at the present time.

Mr. Savill had quoted Mr. Strutt, a gentleman whom they in Essex considered with much respect, and whose example they followed with great admiration and some profit. Mr. Strutt, a few years ago, read before The Institution a very valuable Paper, in which he advocated the breaking up of the poorer pasture lands to grow wheat, and he showed from the returns of his land how much better wheat growing paid—he gave the profit per acre—than grass land.

Well, there was no one in that room who knew more regarding the cost of the production of wheat or the value of grass land than Mr. Strutt, but he thought that if he would go into the figures of some of his poorer land farms he would realise that it was quite possible on that medium pasture (say, on the 100 acres of land upon which Mr. Savill had based his estimates) to grow 150 gallons of milk per day; and 150 gallons of milk at 8*d.* per gallon brought in 1*s.* per acre per day, or 7*s.* per acre per week, and would, in the four months May, June, July, and part of August bring in a gross profit of £5 12*s.* Allowing for rent, say 15*s.* for 16 weeks,

and $\frac{3}{4}d.$ per gallon for labour, there would remain a net profit of about £4 9s. 6d., and he believed that during the remaining eight months of the year that grass land would earn profit to assist in paying the feeding-stuffs and manure bills, and to improve and make it good grass land.

There was one other fact he wished to put before them with regard to English farmers, and especially the farmers of Essex, which was the county of his adoption—he was an alien in Essex, though he had never been taken before the magistrates. The pastures in the south of England had never been farmed to the same extent as pastures in the Midlands, and the south of England farmer had never realised the great value of good pastures, and he ventured to say—and he said it with all sincerity and after experience—that if the same effort had been put into improving the pastures of the south of England as had been done in Leicestershire, the west country, and Wales, they might not give such profitable returns as the Midlands, owing to the lack of moisture, yet he felt certain that those pastures were capable of producing at least double the feed they were doing at the present time.

Their friend Mr. Trustram Eve mentioned one means of improving pastures by the use of basic slag. He (the speaker) had been a user of basic slag for thirty-five years, and while farmers in the north had for long realised its great value, the people in the south were only now beginning to appreciate its qualities, but he believed that was the natural course of things.

The production of wheat should not be looked upon alone from the farmer's or the landlord's standpoint, but from the point of view of the people's food, and from that of the general well-being of the nation, and one of the

strongest arguments in favour of Mr. Savill's proposals was the fact that the overseas dominions had now realised the necessity of growing all the wheat they could in order to help the mother country. If those overseas dominions saw the necessity of doing something to assist the United Kingdom in having a full supply of wheat, it was surely far more necessary for the mother country to take time by the forelock, to put forth every effort, and, if necessary, for the Government to give every assistance in its power.

The Government had bought up sugar and were doling it out to the people; if they could do that and other things, such as subsidising the manufacture of dye works for the production of fabrics, he could see no reason why at such a time of stress they should not be guided by the overseas dominions, and do something, as Mr. Savill had said, to secure a larger production of wheat and other food-stuffs within the United Kingdom. He felt perfectly certain if some effort were put into the work they could very materially increase the production of food-stuffs in the British Isles to-day, and that would be doing a great deal for the safety of the country.

He heartily joined in the general thanks for Mr. Savill's thoughtful and original Paper.

The Hon. EDWARD G. STRUTT (Past-President) had great pleasure in joining with the other speakers in thanking Mr. Savill for his extremely able and interesting Paper, but he did not join the other speakers in one respect. Most of them had criticised Mr. Savill's results and conclusions; he was glad to say that he entirely agreed with them, and thought that the Paper which Mr. Savill had read to them ought to bear very im-

portant results, for the schemes he proposed were most vital to the interests of the country.

He noticed that Mr. German, in proposing the vote of thanks to Mr. Savill, seemed to think that the consumer might have to pay the increase in price due to the guarantee of 38s. Well, as he understood Mr. Savill's proposal, the consumer would pay no more than the ordinary market price, and it would be the Imperial Exchequer which would have to make up the difference, if any, between the market price and the 38s.

One of the objections to ploughing up the grass land that was mentioned was the increase in labour. To him that was the great advantage of ploughing up the grass land. What the country wanted was to get labour on the land and have more country men than they had then, and in anything they could do to increase the labour employed on the land they were doing something for the good of England.

Mr. Brown seemed to think that there was no danger of their ever being in difficulties as regards the importation of wheat from the Colonies or other foreign countries. No doubt the present war had rather given that impression, but he could not help thinking they were in a very fortunate position, as, owing to the able administrator they had at the Admiralty, the Fleet was all mobilised and ready at hand, and was able to shut up the German Fleet at once. But they had seen what two or three cruisers had been able to do in the eastern waters. They saw what the "Emden" had done, how many cargoes of tea and other eastern goods that one cruiser had destroyed, and if they had had half a dozen "Emdens" running about the Atlantic, it was very probable they would not have got their supplies of wheat so easily as they had done. In

another war they might not be so ready or quite so prepared to shut up an adversary's fleet.

Mr. Trustram Eve, also, asked how much it would be possible to increase the supply of wheat, and seemed rather to think that, if they did increase it, it would be by so small an amount that it would be of very little importance. Well, he could not help feeling that if they were to get back the 4,000,000 acres of arable land which they had in 1870, they would be able to grow double the quantity of wheat they did now; and he was pretty well convinced that if there were a guarantee of 38s. a quarter, that that could easily be done at a profit to those who cultivate the land. If they had double the quantity of wheat, instead of the present eight or nine weeks' supply only of home-grown wheat, they would have about sixteen or eighteen weeks' supply, which would be a great help and assistance in time of war.

Mr. Steele suggested the keeping of cows. He would like, in passing, to say what a great pleasure it was for the Members of The Institution to see Mr. Steele among them that evening; he was almost the leading farmer in Essex, had come to them from Scotland, and had taught Essex a great deal. Mr. Steele was a great cow-keeper, and none would say that he (the speaker) was antagonistic to cows; but Mr. Steele rather implied that it would be a great deal better to use the land for running a few cows during the summer months than to grow wheat. But he did not say how they were to feed the cows during the rest of the year.

He seemed to think that it was very easy to have cows for three months and then shut up shop and go away. How he proposed to feed them in the winter he (the speaker) did not know. Certainly in his own

experience he had farmed some grass land farms on which cows had been kept, and though he had not lost money, he had not made a fortune on them; and he had found from his experience of farming them that they directly bore out the figures he had had the honour to put before The Institution two years ago. Any farm which was nearly all grass had hardly ever paid him anything worth having; most of the farms which had been arable and well cultivated had paid him extremely well, and had given him good results.

Mr. Trustram Eve had lauded the value of basic slag, a statement with which he entirely agreed, and had said a liberal application of basic slag would turn poor grass land into fruitful and excellent pasture. There was one thing, however, they could not put on to the eastern counties grass land, they could not make it rain when they wanted moisture. That was their difficulty in the eastern and in many of the midland counties, they did not get enough summer rain, and in his opinion that was the reason why grass land did not pay as well as arable land.

He would suggest that the right style of farming the sort of land to which they had referred was that they should grow a great deal more lucerne than they did instead of permanent grass, and if the heavyish land laid down for poor grass was ploughed up and cultivated, and not only grew wheat, but beans and clover, it could eventually be laid down for lucerne, and in that way produce a great deal more than it did at present. On 100 acres on one farm he had produced with lucerne from £10 to £11 per acre, and any result obtained from grass generally amounted to about £2 or £3. The difference was enormous.

Mr. Savill made some reference to the question put

by Mr. Bathurst to the Government and mentioned the Consultative Committee. The Consultative Committee they knew was formed to give advice to the Board of Agriculture, and that was what it had done. It had to give its advice privately, and the Board of Agriculture had told them that the advice was both useful and important, and had thanked them for what they had done. But, of course, the Consultative Committee was not the Government, nor was the Board of Agriculture the Government, and the Government had itself, after taking all circumstances into consideration, to decide what was best to be done.

The great thing they as agriculturists had to consider at the present time was what was really wanted. They wanted, as he gathered that almost everybody in England wanted, to see the land more highly cultivated, to see more men employed on the land, and to see them, if possible, more highly paid.

For the sake of the safety of the country they wanted to have more wheat grown, and they wanted to have more strong men coming from the rural districts.

The real question was: What was the best way of obtaining that result? Well, he had thought over the matter very carefully and had given a great deal of attention to it. He was bound to say the only way in which he could see that the land of England could be converted into arable land was to make the main crop, wheat, a profitable one to grow.

He believed that a Member of The Institution, Mr. Fisher, had stated that wheat was to the rest of the crops like Consols were to other stocks on the Stock Exchange, and if wheat were a paying crop, everything else would go well; and certainly farming had gone a great deal better during the last seven or eight years, when wheat had been at a higher price than it was

previously. If they wished to have the land cultivated, to get the people on the land, and to see them prosperous and well paid, he was sure, after the most careful thought, that the only way to do it was to establish a certain price for wheat, which would give the farmers confidence and make them feel they had got a stable crop to grow, and other things would fit round it and be grown profitably.

He wished once more to thank Mr. Savill for his able Paper, and to express his cordial agreement with his views.

Mr. MARK JEANS (Fellow) asked if it would be in order to move a resolution.

The PRESIDENT: No, not as a rule.

Mr. MARK JEANS said he was not conversant with the order of debate at those Meetings, but it seemed to him that at a gathering of that kind when Members attended from a considerable distance, practical men who had been engaged all their lives in land work and who knew the subject under discussion intimately, it would be a great thing to have some definite practical result, so that the discussion should not be merely academic, for they were, he imagined, not a debating society.

He urged that some practical result should come about from the Meeting, and what he had proposed to do if he had been in order was to have moved a resolution to the effect that that Meeting considered it desirable that the Government should grant some bounty by way of inducement to farmers to grow a greater area of wheat. That was the object of the resolution he had drafted out, but as he was not in order, he bowed to the ruling of the Chair.

He would like to say that he agreed most cordially with nearly all that had fallen from Mr. Savill in his

Paper. It was a most valuable one, and the conclusions which Mr. Savill had drawn were more valuable still. His object in suggesting a resolution was in order that the matter might be brought under the notice of the proper authority, and that some good might come of that interesting Meeting. It seemed to him that though it was very nice to meet together as Members of The Institution to air their views, yet unless they could get some practical results from it they were more or less wasting their time in discussing those subjects. The Government would surely like to know their views, for there was no body of men more capable of giving them sound advice and with a greater knowledge of the subject before them.

The PRESIDENT explained that it was unusual at those Meetings to formulate a resolution. Those present were only, comparatively speaking, a small number out of the 5,500 Members of The Institution, and a resolution carried by them would not be in any way representative of The Institution. Mr. Jeans would readily see that directly the *Transactions* containing the admirable Paper and discussion upon it was printed it would be circulated in the right quarters, and any one who read it could see the tenor of the views of those who had spoken.

Mr. MARK JEANS, continuing, observed that it seemed to him that the concensus of opinion of the Meeting was in favour of the proposals put forward by Mr. Savill, and it might very well be taken for granted that those at any rate were the views of a representative Meeting of The Institution. .

He desired to say a word or two about the desirability of breaking up pasture land, because it naturally occurred to all of them there were various qualities of land, and

some pasture land it would be very unwise indeed to attempt to break up. He had in his mind some land which used to grow wheat, and at the time it was laid down to pasture the net return had been very small.

He had kept an account of his receipts and expenses, and he found that on that land, which was not worth more than 15s. an acre for growing wheat, he had been able, by keeping dairy cows and sending the milk to London, to make £10 an acre from the milk. The same thing had been done very largely in the home counties, and they ought to bear in mind that the industry of sending milk to London had become a very large and profitable one, and to put such land back again to its former use of growing wheat could not very well be done unless there was some certainty of obtaining, at any rate, a fair standard price for wheat, which the farmer might always look forward to as a result of that change of state.

The only thing, it seemed to him as a practical farmer and land agent, the farmer could now look to with any certainty was the dairy which he had added to his farm. If a man produced milk and sent it to London, he got his cheque weekly or fortnightly as the case might be, and he knew what was coming in. He had then something to rely upon for paying his wages, and he might be pretty certain in making his balance sheet for the year in being able to put down a certain amount which would be realised for that. A farmer could not be expected to give up that part of his farming unless he had sufficient inducement, such as the bounty on wheat suggested by Mr. Savill.

Since the war had commenced everybody had at last arrived at the conclusion that it was advisable that there should be a greater breadth of wheat grown, and to bring about that result it was not only desirable, but it

seemed to him absolutely necessary, that there should be some Government guarantee that the price should not fall below a certain amount. The price fixed by Mr. Savill seemed to be a fair one. He (the speaker) would have liked £1 a sack, or 40s. a quarter, but 38s. was not far short of that. There was no doubt that wheat could be grown profitably at £1 a sack, but it could not be grown profitably at much less than that figure, or with such a degree of certainty as would warrant a man putting his capital into a farm for that purpose.

He hoped he had not unduly occupied the time of the Meeting, but having been a Member of The Institution for thirty or forty years, he wished to express his views. He did not often attend those debates, but he had been struck by the notice of the Meeting, as it appeared to him to deal with a subject which was one of the most important that had appeared on the agenda for a very long time. He had, therefore, made it his business to attend with a view to listening to Mr. Savill and saying a few practical words upon the Paper.

The PRESIDENT thought all would agree that the interesting discussion they had had that evening had justified the Members of the Council in suggesting to Mr. Savill that he should be good enough, at that first Meeting after the Presidential Address, to read a Paper on that important subject. Mr. Savill did it at their request, and they were very much indebted to him for doing so. He was not in a position, being only an urban building surveyor, to discuss the details of the problem, but he thought they would all feel that the discussion had been very illuminating, and that every speaker that evening knew thoroughly well what he was talking about.

As the time had rather run on, and it was a matter of considerable importance, as Mr. Jeans had said, that the subject should be thoroughly ventilated and put properly before the authorities concerned, it was decided that they should ask Mr. Savill to be good enough to reply to the discussion in writing in the *Transactions*. It would make the proceedings more complete. He would therefore put the vote of thanks, and ask Mr. Savill to be kind enough to add to what he had already done for them by a written reply for the *Transactions*.

The vote of thanks having been put to the Meeting and carried unanimously—

Mr. EDWIN SAVILL, in acknowledgment, said it was exceedingly pleasing to him that his Paper, which was of so controversial a nature, should have been so well received. There must, of course, always be differences of opinion on a subject of that sort, and he thought that his critics had dealt very lightly with him. He particularly thanked Mr. Steele for coming, because he knew the Members of The Institution would appreciate his views, and he also thanked Mr. Strutt for his kind words in reference to the Paper.

He would touch only on one point. Mr. Eve said that if he (the speaker) would promote a Bill in Parliament and get at the Government, and work from five to forty years, he might be able to get his scheme through. But what about the textile trade? As an agriculturist he felt more than a little jealous of the textile trade, which appeared to have done the business in five minutes. They were guaranteed by the Government. Their profits, if they did not make a profit up to 5 per cent., were guaranteed. He wanted the growing of wheat to be guaranteed in the same manner. He saw no reason

at all why agriculture should be neglected when the textile trade got so immediate a benefit.

Therefore he thought Mr. Eve was answered, and that they ought to do all they could to press forward the plea that at least now and then agriculture should benefit from Government action. He warmly thanked them for the vote of thanks.

The Meeting then terminated.

Mr. EDWIN SAVILL has sent the following reply to the points raised in the discussion on his Paper:—

Referring to Mr. German's remarks, it is quite true that there is land upon which it would not pay to grow wheat at 38s. a quarter, but, on the other hand, there are large areas of inferior grass lands upon which it would pay to grow wheat at such a price. It is also true that wet seasons had a great deal to do with the putting to grass of a considerable area, but it was wet seasons plus bad prices. I have seen fallow land as green and full of twitch in the autumn as in the spring, but that land is being now cultivated, and apparently pays for cultivation.

How often do you see a poor self-laid-down grass farm adjoining a farm which is well cultivated, and not only adjoining farms but adjoining fields of similar soil and with similar facilities as regards access and drainage.

I venture to say that the profit from the grass farm does not compare with that obtained from the well-cultivated land.

Judging from the remarks of one or two of the

speakers it might almost be thought that I have put forward a scheme for the compulsory breaking up of all pasture land, whereas it is merely a scheme to encourage farmers to break up land which is at present yielding little, and which if wheat were at a certain price would yield enough to tempt them to grow it.

I am glad to notice that Mr. German admits that if the present high price continues, farmers will soon approach owners for permission to plough up some of the heavy grass lands; it is not, therefore, as he stated earlier, a question of scarcity of labour or shortness of capital, but simply, I venture to submit, a question of price. Owners would be running serious risks in giving their consent unless a fixed price were guaranteed, owing to the uncertainty of a continuance of high prices, and much damage might be done which would take years to remedy.

Mr. Steele drew attention to the difference in the head of stock in 1871 and 1913, and rightly said that the figures given did not show the increase in the head of cattle. Mr. Steele is quite right. Cattle and horses have increased by 1,800,000, and sheep have decreased by 3,000,000, while pigs have remained about the same. I cannot, however, agree with Mr. Steele that a cow or bullock is equivalent to ten sheep, more especially as the cow may be a calf! and I think a proportion of four to one is much nearer the mark.

If on this assumption we reduce the total herd of horses, cattle, and sheep to sheep, you will find a total in 1871 of 41,627,494, and in 1913 of 45,606,646, or an increase equivalent to 3,979,152 sheep; in other words, that for every acre of arable land we have lost we have gained one sheep and even taking Mr. Steele's figure of 10 sheep to 1 head of cattle, we have only a gain of $3\frac{3}{4}$ sheep for every acre of arable land given up, in either

case a poor substitute, especially as regards the labour necessary to look after the sheep.

There appears to be a decided difference of opinion between Mr. Strutt and Mr. Steele as regards the profits to be derived from arable and grass land, but as they are both practical farmers, I propose to leave them to settle that question between themselves. I would, however, remind Mr. Steele that in cold and dry seasons the grass lands under discussion grow next to nothing.

The question of increasing the area under wheat is not one which should be looked at from the point of view of any particular interest, but from the broadest standpoint, which would include all points of the compass. At the moment the safeguarding of the national food supplies is predominant, and the scheme I have put forward would have a considerable effect upon that aspect of the question, although Mr. Brown seemed to think that under no circumstances could an extra supply of a few weeks be of any great value.

The more permanent problem is that of keeping the labourer on the land, and I feel convinced that that cannot be done unless wheat is made a profitable crop. There can be no other remedy; legislation may make farmers pay higher wages, but it cannot make them employ more men.

The one thing that will lead men to use their energy and capital is the chance of a fair return, but in agriculture the risks against a reasonable return being obtained have been rather too great. If one could make the return more a certainty a complete revolution in rural districts would be brought about, and farms would become country factories competing with towns in their attraction to the labourer.

THE REPORT OF THE LAND ENQUIRY COMMITTEE:

ACQUISITION OF LAND.

BY ANDREW YOUNG (MEMBER OF COUNCIL).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 14th December, 1914.*

HOWARD CHATFIELD CLARKE (President) in the Chair.

Towards the close of last session a Paper was read on the Land Enquiry Committee's Report (vol. ii.) and the subject of Land Reform. At the discussion which followed the Paper it was generally felt that the subject was too large to be attempted to be dealt with at one or even two Meetings, and at the suggestion of our late lamented President it was decided that a large part of the present session's programme should be devoted to the consideration of the various subjects covered by the Committee's Report and their recommendations thereon. In pursuance of that arrangement I am here to-night by request to address you upon one subject with which I have had a long experience.

The Report of the Committee is divided into five heads, the second being "The Acquisition of Land by

“ Public and Quasi-Public Bodies,” and I have been asked to deal with this from the promoter’s point of view, while my colleague Mr. Mathews will deal with it from the owner’s point of view.

Although I approach the question from the view point of the promoters, I think it will be found that in all essentials we are in accord.

For the last forty-five years I have been engaged in negotiations for the acquisition of property under compulsory powers, and during that period I have had the privilege of meeting the most able and experienced members of the profession. In this way I have had submitted for consideration every point which could be urged on behalf of owners. These representations, I trust, have not been altogether in vain, and I think I have been able to do what it has always been my desire to do, namely, to consider all transactions from the owner’s point of view as well as that of the promoter’s. It is with this experience that I have ventured to address you.

The conclusions and recommendations of the Land Enquiry Committee relating to the procedure and practice in the expropriation of land for public purposes appear on pp. 313, 314, 315, and 316; and as they are the portion of the Report appointed for consideration this evening, it may not be superfluous to read them *in extenso*.

SECTION VIII.—SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS.

1. Notwithstanding provisions contained in the Housing Acts, 1890-1909, modifying the procedure in the case of insanitary areas and land otherwise acquired for housing purposes, the present methods of obtaining

compulsory powers for the acquisition of land are cumbersome, dilatory, and expensive. Especially in the case of smaller local authorities, the difficulty and cost of obtaining these powers often prevent improvements from being carried out. Except in the case of schemes of great magnitude or novelty, recourse to Parliament should not be necessary. (See also p. 298.)

2. Where compulsory powers are obtained, the procedure for assessing compensation laid down in the Lands Clauses Consolidation Acts is needlessly complicated and expensive. The provision that the promoters shall pay the whole of the costs unless the award is equal to or less than the promoters offer, is an encouragement to claimants to pile up costs unduly. (See also pp. 300 *et seq.*)

3. The constitution and working of the tribunals which assess the compensation are unsatisfactory. There are objections to leaving the determination of the amount of compensation payable to professional men in private practice. (See also p. 302.)

4. The basis of compensation laid down in the Lands Clauses Consolidation Acts is indefinite, its interpretation admits evidence of an exceedingly speculative character, and it has enabled claimants to obtain awards largely in excess of the real value of the land acquired. The almost universal addition of at least 10 per cent. of the purchase price of the land as an allowance for compulsory acquisition is unnecessary and unjustifiable. (See also pp. 304-11.)

5. "Value to the owner" is unsatisfactory as a basis of compensation. Rateable value is not a suitable basis since it does not pretend to represent the annual equivalent of the full capital value of the land. The only satisfactory basis for the assessment of compensation will be a valuation based on the market value of the land if sold by a willing seller. (See also pp. 305-6.)

6. The provisions in the Lands Clauses Consolidation Acts as to compensation for injurious affection to

other lands than the lands taken enable large sums to be awarded for prospective and hypothetical values, and is unfair as between the owner whose land is taken and the adjoining owner from whom no land is taken, but who may be equally injured. Betterment charges are unsatisfactory for similar reasons, namely, the difficulty of assessing betterment and the unfairness of discriminating between owners who are similarly affected. (See also pp. 307-10.)

7. The provision in the Lands Clauses Consolidation Act that promoters are not allowed to take a "part only" of any house or building is a further cause of difficulty and expense. (See also pp. 311-12.)

8. The knowledge that the obtaining of compulsory powers and arbitration proceedings are so costly, and that the amount awarded will probably exceed the real value of the land enables owners to exact very high prices in private negotiation from local authorities. (See also pp. 258-9.)

9. The fact that they are at such a disadvantage in exercising their compulsory powers compels local authorities to resort to the practice of buying lands through the medium of secret agents. This practice though inevitable under present conditions is open to considerable objection. (See also p. 284.)

10. Local authorities are not, as a rule, allowed to buy land and hold it for future use. Consequently they cannot secure any of the increment in value due to the public services they provide. If they were free to do this, they would not only be able to obtain this increment, but also be better able to control the development of their area and the surrounding neighbourhood. (See also pp. 289-93.)

11. Quasi-public bodies, such as railway companies, &c., are placed in a similar position to local authorities with regard to the land they acquire compulsorily. (See also pp. 286-9.)

Following these conclusions the recommendations we

make with regard to the public acquisition of land may be summarised as follows :—

1. Compulsory powers for the acquisition of land needed for public purposes should be obtained in these ways—

- (a) For certain specified purposes land should be acquired compulsorily by means of a resolution passed by the local authority requiring the land ;
- (b) For purposes not included in (a) compulsory powers for the acquisition of land should be obtained by means of an Order of a Government department, which need not be confirmed by Parliament ;
- (c) Where the magnitude or novelty of the proposals demand it, compulsory powers should be sought from Parliament by means of a Private Act under a simplified procedure. (See also p. 299.)

2. The tribunal for assessing the sum to be paid for the purchase of lands, and compensation for severance and disturbance, in all cases of compulsory purchase should be the Judicial Land Commissioners. The Commissioners should have power to award costs in any proportion as between the two parties, to limit the number of witnesses, and to exclude counsel. (See also pp. 303-4.)

3. The basis of compensation for lands taken should be the price they might be expected to realise, if sold in the open market by a willing seller, and this sum should be assessed on the principles laid down in the Finance (1909-10) Act, 1910, for determining the “total value” of land. No additional allowance should be made for compulsory purchase. (See also p. 311).

4. No compensation should be paid for injurious affection of other lands, nor should any allowance be made for betterment. Compensation should be paid for damage due to severance and disturbance. (See also p. 311.)

5. Promoters should have power to acquire a part only of land or buildings. (See also p. 312.)

6. Local authorities and Government departments should have powers to purchase land in advance of their immediate requirements. (See also p. 312.)

The compulsory purchase of lands may roughly be divided into two main divisions: (1) For public purposes, and (2) for purposes of public companies operating primarily for private profit. In a Paper read before The Institution some two or three sessions ago, it was pointed out that this distinction was drawn between these two main divisions even in early days by Parliament and the Courts, and it is unnecessary for me here to repeat the reasons. I propose, as the time at my disposal is short, to limit my observations to the first division, although much I may say will apply equally to the purchase of land by private promoters.

The subject may conveniently be considered under three heads :—

I.—Method of obtaining the specific powers ;

II.—Basis of compensation and matters incidental thereto :

III.—Tribunal for assessing compensation.

I.—METHOD OF OBTAINING SPECIFIC POWERS.

The Land Enquiry Report sets out with a wealth of detail the varying methods by means of which promoters may now obtain compulsory powers, the keynote of which is that they are notoriously cumbersome, and proverbially expensive.

Generally speaking, a special Act of Parliament or its equivalent is necessary, the effective work for which must be completed before the month of November in

any year ; and to secure this end the decision of a local authority to apply for powers in practice must be taken before the end of July. As special Acts usually receive the Royal Assent in August, it not infrequently happens that, owing to the necessary preliminary work to comply with Standing Orders of Parliament, powers cannot be obtained for some 18 months, and may be nearly two years, after the occasion when the powers might usefully have been exercised.

Procedure by way of Provisional Order is sometimes advocated as an improvement on the ordinary Private Bill legislation. As the preliminaries for a Provisional Order must be completed at about the same time as a Private Bill, and no provisions exist for intermediate necessities being dealt with, there is no advantage over the Private Bill procedure. Moreover, there is a distinct disadvantage in that it is the custom of the Government departments introducing Provisional Order Confirmation Bills not to incorporate modifications of the Lands Clauses Acts unless they conform to Model Clauses ; although it may be quite usual for a local authority to have established by long custom for its district a special code of clauses embodying such modifications. For example : between the years 1899 and 1905 the London County Council obtained in some 10 private Acts clauses based on the Housing Acts to enable them, when acquiring property for various improvements, to purchase insanitary property on the basis of the Housing Acts. Another instance is the specific power granted to the Council in each of their Improvements Acts since 1898 to take a part only of properties not involving interference with the main structure of a building.

Although Parliament, after full discussion before Committees of the House, had repeatedly granted the

above provisions, the Board of Education, in Provisional Order Confirmation Bills, have felt it incumbent upon them to refuse to insert the insanitary property clause at all; and they have inserted only a modified form of the clause as to taking parts of properties so as to conform with the Model Clause.

Under the Housing and Town Planning Act, 1909, the Local Government Board may make an Order putting in force, for the purpose of the clearance of insanitary areas, the special compensation provisions of the Housing Acts; and the Order takes effect without confirmation by Parliament, whereas previously, under the Act of 1890, an Order issued in respect of slum areas was not of any validity until confirmed by Parliament. Property can also be compulsorily acquired by the responsible authority under the Town Planning Sections of the Act of 1909; under the Small Holdings and Allotments Acts, 1907 (which also empowers the compulsory hiring of land for a specific period), under an Order made by the appropriate Government department without further confirmation; and under the Development and Road Improvements Funds Act, 1909, the confirming power is vested in a body of Commissioners constituted *ad hoc*.

Probably the earliest Act giving powers to a local authority to acquire property without the necessity of obtaining the specific authority of Parliament or of a Government department is Michael Angelo Taylor's Act. This is not exerciseable by the central authority in London, but the powers have devolved upon the City and the Metropolitan Borough Councils, and are put into force merely by a resolution which may, however, be impugned in the Courts on the ground of *mala fides*.

Under the London Building Act, however, the London County Council has power to appropriate land to ensure a width of road greater than 40 feet, and under the same Act in special circumstances an owner may be required to set back buildings to the general line and relinquish the part in front of the general line for street widening. Compensation is payable in these cases, but the power is exerciseable by resolution of the Council without confirmation from a superior authority.

In a large number of provincial cases in recent years local authorities have been authorised to prescribe lines of frontages in streets, and when buildings projecting beyond the line are rebuilt or reconstructed they must be set back to the prescribed line of frontage, subject to the payment of compensation.

The gradual simplification of procedure described above will be observed: the simplest being the putting in force of compulsory powers of acquisition by a mere resolution of the authority charged with a public duty for the exercise of which the land proposed to be taken is required.

In my opinion it would be perfectly safe for responsible public authorities to be vested with general powers, exerciseable by resolution only, of enabling them to acquire compulsorily property required for the proper discharge of statutory duties. This would appear to conform with the views of this Institution in the reply of the Council to the inquiries of the Land Enquiry Committee as follows:—

Possibly, however, some further means might be provided by which responsible authorities, where the interests at stake are not of overwhelming importance, might be relieved of the expense of obtaining Parliamentary sanction. In London, for instance, the

Metropolitan Paving Act of 1817, associated with the name of Michael Angelo Taylor, permits the City Corporation and Metropolitan Borough Councils to take property, or portions of a property, for street widening without going to the expense of a special Act.

The procedure under this Act is complicated and unsatisfactory, but the principle is a useful one, and might with advantage be extended to other large municipalities.

There would appear to me to be no valid reason for restricting such general powers to municipalities: "responsible authorities" might include statutory companies who might be relieved of the necessity of obtaining specific statutory authority for property required for the proper discharge of their statutory duties. Safeguards by way of approval of a Government department or otherwise which might be considered essential in the case of a company operating primarily for private profit, would probably be considered superfluous in the case of a public authority whose actions are open to public criticism, and who under its constitution must within a limited period seek the suffrages of its constituents.

II.—BASIS OF COMPENSATION AND MATTERS INCIDENTAL THERETO.

Value to Owner.—Probably the portion of the subject around which the greatest controversy will rage is that relating to the basis of compensation. It is common ground in this room that the basis of compensation is substantially the value to the owner and damage to other lands belonging to him by reason of the taking of the part required. This basis is now firmly established,

principally by means of decisions of the Courts, as there is no specific provision in the Lands Clauses Acts directing exactly what is to be the basis.

Market Value.—In many recent statutes the basis of compensation has been specifically considerably modified. Legislation relating to insanitary areas has always made special provision as to the basis on which the compensation is to be assessed.

The original Artizans, &c., Act of 1875 fixes the basis as that of market value. In the course of years, however, in connection with the large and costly schemes carried out immediately following that Act, a tendency had developed whereby substantially the only difference between Lands Clauses procedure and Housing procedure was the omission of the 10 per cent. My experience goes back to those years, and I well remember how prominent members of the profession, in giving evidence under the Housing Acts, appeared to consider that the basis of market value intended under the Act was not the same as what was commonly understood to be value in the market. It became a conventional value; much in the same way as there were indications some years ago that valuations under the Lands Clauses Acts were purely conventional and had no real regard to the proper basis that should be adopted. This gave rise to such dissatisfaction that a strong Commission was appointed in 1888 to investigate the whole question, with the result that the law relating to insanitary areas and clearances was codified and amended in the Housing of the Working Classes Act, 1890.

The compensation provisions of this Act take the form which has frequently been referred to as penal. For our present purpose one need only observe that while the basis was still reaffirmed as fair market

value at the time of valuation, it further provided that, if the rental arising from the property were enhanced by user for illegal purposes or by overcrowding, the enhanced rental obtained by such conditions must be disregarded and a proper rental assumed having regard to the fair and proper use of the premises, and this adopted for the purpose of calculating the compensation. Whether the actual rental derived or the assumed fair market rental that might be obtained be adopted for the capitalisation, regard was specially directed to the state of repair, and if, as was nearly always the case, the property had been neglected and required a substantial sum to put it into a proper habitable condition, the amount of such expenditure was to be deducted from any capitalisation; and it also contemplated the possibility of the value being assessed merely as that of a vacant site to which was added a sum in respect of the old materials.

It was obvious that these drastic modifications not only affected the amount of compensation to be paid in the case of the property acquired in connection with clearances under the Housing Acts, but it also affected the market value of all property of a similar class, and so reacted on the level of market value to be adopted for the purchase of such property, whether included in a scheme or not.

In some recent statutes dealing with different matters entirely, the purchase price is to be determined by what the property would fetch in the open market. I am referring to the Ancient Monuments Consolidation Act, 1913, where a property the subject of a preservation order may be purchased by the Office of Works at the price it would fetch in the open market.

There has been no legal decision as to what

constitutes *value to owner*, nor indeed until recently has there been of market value. But recently the term “value in the market as between willing vendor and “purchaser,” of which we have heard much in connection with the Finance Act, 1910, has been legally defined. In the case of *Inland Revenue v. Clay and Others* and *Inland Revenue v. Buchanan and Others* the Master of the Rolls expressed himself as follows:—

The contest before us has turned mainly upon the words “open market” and “willing seller.” I think the view ultimately taken by counsel for the appellants, and also for the respondents, as to the meaning of “open market” is correct. “Open market” includes a sale by auction, but it is not confined to that. It would include property publicly announced in the usual way by insertion in the lists of house agents. But I think that it does not necessarily involve the idea of a sale without reserve. I can see no reason for excluding from consideration the fact that the property is so situated that to one or more persons it presents greater attractions than to anybody else. The house or the land may immediately adjoin one or more landowners likely to offer more than the property would be worth to anybody else. This is a fact which cannot be disregarded. The Solicitor-General ultimately admitted that some regard must be had to the facts. But he urged that one ought only to consider, first, what an outside purchaser would give, say, £750, and then allow the adjoining owner one more bid. In other words, something very small beyond the £750.

We had our attention called to the valuable judgments of Lords Johnston and Salvesen in the recent Scotch case of *Glass v. Commissioners of Inland Revenue* (unreported), and I accept their view of the meaning of the words “open market.” The price at which the property was sold in 1910 is not the test of the gross value in April, 1909, but it cannot be disregarded. I adopt the language of Mr. Justice Scrutton: “He (the

“Referee) was right in this, *not because of the sale for £1,000, but because of the reasonable expectation that a willing seller could get £1,000 or more from the nursing home.*” An “open market” sale of property “in its then condition” presupposes a knowledge of its situation with all surrounding circumstances. To say that a small farm in the middle of a wealthy landowner’s estate is to be valued without reference to the fact that he will probably be willing to pay a large price, but solely with reference to its ordinary agricultural value, seems to me absurd. If the landowner does not at the moment buy, land brokers or speculators will give more than its pure agricultural value with a view to reselling it at a profit to the landowner.

It is for the Referee, whose competence is not challenged, to arrive at a figure. The Court ought not, as a rule, to review his decision on what is in truth a question of fact. I see no ground for supposing that there has been any misdirection in point of law.

The other point is as to the meaning of “willing seller.” It is urged that Mrs. Buchanan never was a willing seller; that she never wished to vacate the house in which she was living, and that it was only after pressure from the trustees that she agreed to sell for £1,000. I am disposed to think that a willing seller is a person who is a free agent and cannot be required by virtue of compulsory powers to sell, and that Mrs. Buchanan was a willing seller when, in 1910, she voluntarily agreed to accept £1,000. If, however, contrary to my view, she was not a willing seller, the problem still remains, for the existence of a willing seller, whether Mrs. Buchanan or not, must be assumed for the purpose of the section.

This view of market value is that which has been expressed in this room on previous occasions. An owner is not bound to accept any price that may be offered, and transactions in the auction room are not conclusive as to market value. A willing vendor not under compulsion

to sell may anticipate a purchaser to whom the property possesses special advantages of a general kind. This definition seems to bring the basis of market value extremely close to that of value to the owner as we know it in practice. It also includes so much of the doctrine of special adaptability as should properly be brought into account, while excluding that distortion of it which offends the maxim that promoters should not pay for the value to those vested with statutory powers which a private owner without such powers could not realise.

In these circumstances a claimant would not, in my opinion, be harshly treated if, for land expropriated for a public purpose, he were paid the full market value of the property taken. In these words it is intended to convey that the price to be paid would be that which a willing vendor would accept from a willing purchaser. This connotes no compulsion on the vendor to accept any price a purchaser may offer, and has no necessary relation to the figures realised at a forced sale under the hammer. Moreover, a price arranged on such a basis would be fixed only after consideration of injurious affection and of betterment, and so obviate the discussion of these matters as separate items of claim.

Another subject having an important bearing on the question of value is that flowing from the principle embodied in Section 92 of the Lands Clauses Act: "No party shall at any time be required to sell or convey to the promoters of the undertaking a part only of any house or other building or manufactory if such party be willing and able to sell and convey the whole thereof."

It was early found that this inflicted hardship upon promoters, and various modifications were secured from

time to time until at present the Model Clauses provide that parts can be taken if in the opinion of the tribunal assessing compensation such part can be taken without "material detriment" to the remainder. In addition to private Acts this in effect has also been embodied in recent public Acts such as the Housing Act, 1890, and the Development and Road Improvement Funds Act, 1909.

In connection with tramway schemes involving the acquisition of parts of forecourts, &c., the London County Council were successful in obtaining a clause giving specific power to take such parts without the limitation of the "material detriment" clause, and this has been extended in the Council's later Acts to enable them to take parts of buildings, subject only to the proviso that the Council "shall not take or interfere with the main structure of a house building or manufactory."

If the view that the payment of market value represented the price the vendor would willingly accept from a purchaser who would willingly give it, there appears no reason for the retention of the principle embodied in this section. A local authority would then be able to acquire compulsorily whatever portion of a property was required for the public purpose to be effected without being liable to be compelled to take more than was so required.

The owner would, on the other hand, be entitled to be paid the value of the part that was taken. It is obvious that no willing vendor would so sell unless regard were had to the value of the portion which was left to him after the part had been taken away, and in this way the owner would be completely indemnified.

Allowance for Compulsory Sale.—It has been custom-

ary in compulsory purchases to add to that part of the compensation which represents the value of property taken an allowance which varied according to the district, but which in London is invariably 10 per cent. There seems to be a considerable divergence of opinion as to the purpose of this addition and when it originated, but it is usually referred to as being added for compulsory sale. I am inclined to the view that originally the principle underlying this existed before the Lands Clauses Consolidation Act of 1845, and was due to the custom of claimants of including in their claim a sum representing the cost and loss to them of a change in investment. There appears to be every probability that in the earlier cases evidence of considerable length was given by both sides on this point. I have heard of the suggestion made by one who has had an unexampled experience at the Bar that he had come to the conclusion that the leaders of the Bar at that time concluded that for a relatively small item the time involved in calling witnesses was hardly commensurate with the results; and that consequently an arrangement was made as a matter of convenience that to whatever was ascertained to be the value of the property taken, an all-round addition of 10 per cent., in cases where the amount was substantial, should be added instead of discussing in each instance this particular item of claim. This was obviously purely a matter of convenience dealing with an item that had always found its way into compensation cases, and consequently when the Lands Clauses Consolidation Act was settled in 1845 it was not provided for specifically as a matter of law, and rests entirely on custom.

Legislation of recent years, and particularly a series of legislative enactments dealing with insanitary property, has expressly excluded this allowance. In the series of

Housing Acts from 1875 to 1882, and the amending Act of 1890, this additional allowance is expressly excluded in the case of the acquisition of insanitary property. In the Housing and Town Planning Act, 1909, this elimination is not only continued as to insanitary property, but is extended also to the purchase of sites for the erection of lodging-houses.

Legislation of a different character has also discountenanced this customary allowance, *i.e.*, the Small Holdings and Allotments Act, 1907, and the Development and Road Improvement Act, 1909.

If in compulsory purchase cases the basis be adopted of market value the unwilling vendor would be only on the same footing as to price as a willing vendor, and as a solatium for compulsory expropriation an allowance of, say, the 10 per cent. might properly be added to the market value. This should be provided by statute instead of relying upon custom.

These observations relate to property of an ordinary character required for usual public purposes. In my opinion there should be no weakening but rather a strengthening of the present penal compensation clauses specially applicable to insanitary property.

III.—TRIBUNAL FOR ASSESSING COMPENSATION.

At the present time the normal tribunal in compensation cases is a jury of non-experts, although the claimant has the option of having the value determined by an arbitrator.

The tendency of late years, however, in public Acts has been the elimination of a jury and the substitution of a sole arbitrator, as will appear from a consideration of the following statutes.

The Housing Act of 1890 provided that all disputed cases should be referred to an arbitrator appointed by the Home Office, a duty since transferred to the Local Government Board. An appeal, however, could be made from his award to a jury if the amount awarded exceeded £1,000.

In the Ranges Act, 1891, and the Military Lands Act, 1892, the tribunal was an arbitrator at the option of the person or authority acquiring the land.

Under the Small Holdings and Allotments Act, 1907, following the precedent of the Allotments Act, 1887, and the Local Government Act, 1894, disputed compensation "shall be determined by a single arbitrator "appointed by the Board," who is, "so far as practicable "in assessing compensation, to act on his own knowledge and experience." In almost identical words the tribunal for similar purposes is set up under the Housing and Town Planning Act, 1909.

Under the Light Railways Act, 1896, and the Development and Road Improvement Act, 1909, a single arbitrator is the tribunal.

It is of interest to note that the Great Northern Railway Company's Bill of last session provided that disputed compensation should be assessed by a single arbitrator.

There is no doubt in my mind that the most satisfactory, because it is the most reliable, tribunal is one of trained experts, and failing a perpetually constituted tribunal a single arbitrator of standing is to be preferred. This would accord with the trend of modern legislation as indicated above.

The Land Enquiry Committee have a novel solution for this problem, which is set out on pp. 303 and 304, in the following terms:—

TRIBUNAL AND PROCEDURE.

(A) That in all cases where land is acquired under compulsory powers, the final determination of the purchase price, the assessment of the compensation for severance and disturbance due to the claimant, and the apportionment of the compensation as between several claimants, should be determined by the Judicial Land Commissioners.

(B) That the procedure for determining the amount of compensation for the land taken should be as follows:—

- (1) At the time of applying for compulsory powers the promoters should serve a notice on the district valuer and all interested persons as to the lands to be acquired.
- (2) If and when the compulsory powers are obtained the district valuer should assess the market value of the property to be acquired, as at the time of the application for compulsory powers, provided that where the owners or persons interested are unable to agree to the valuation, they should have the right to appeal to the Land Commissioners against the valuation of the district valuer.

It is to be observed that, under these proposals, the District Valuer is, in the first instance, to assess the market value of the property, presumably as a whole; and as many of the owners of interests in a property may not know all the particulars to deal with the other interests, or with the whole, it must follow that objections must be made to all such valuations if injustice either to the promoters or to owners interested is to be obviated. In the event of non-agreement there would be an appeal to Land Commissioners, not against the valuation of the various interests,

but against the value of the whole property, when, presumably, not only would there be a contest as between the promoters and the owners of each interest, but as between the owners of the various interests themselves. Moreover, the effect of such a method of procedure would be to reduce almost to vanishing point the possibility of arrangements by negotiation between the promoters and the owners of any interest, so that the amount consumed in costs, which the Land Enquiry Committee so much deplore, would be greatly increased. I do not know that as surveyors merely looking at it from an interested standpoint we need object, but it would not, I venture to think, be to the best interests of the public or of our profession.

To me it is obvious that the scheme suggested by the Land Enquiry Committee is not practicable. There is no doubt that the appointment of a skilled tribunal upon which the surveyor should predominate would be best, and failing this a single arbitrator. It is, however, particularly essential that questions of value should always and only be determined by a tribunal capable by its experience and personal knowledge of testing the evidence given before it.

From their Report the Land Enquiry Committee appear to be driven to the course they advocate by reason of the evidence collected by them which leads them to form the opinion—

that there are strong objections to referring questions such as those arising under the Lands Clauses Acts to professional men in private practice.

In saying this we wish it to be clearly understood that we are casting no slur upon a great profession, whose reputation for integrity stands second to none. But in the case of a surveyor who at one time acts on

behalf of some particular body or person, and at another sits as arbitrator to determine some question of value in which the body or person is a party, it would seem difficult to avoid an unconscious bias.

One regrets that the Land Enquiry Committee should consider they had grounds for such an expression of opinion. My experience is that it is not the case that a surveyor has a bias because he may have acted at different times for parties appearing before him when he sits as an arbitrator. I can only conclude that it is the lack of practical experience of those who have been responsible for the Report that has led them to the conclusion that surveyors, engaged in active practice, when placed in the arbitrator's chair are incapable of acting in a strictly impartial manner, and in accordance with the highest traditions of the profession. While we may hold most strongly this view, there is no doubt that to the uninstructed mind the extreme evidence given in some cases by members of our profession has given ground for the impression which led the Land Enquiry Committee to the conclusion embodied in the portion of their Report just quoted.

Associated with this is the endeavour to cheapen procedure by limiting witnesses and prescribing a scale of costs. Under the Lands Clauses Act there is no limit to the number of witnesses, although it is not uncommon for the parties to agree as to the number to be called on each side, and this has been extended to the number of counsel.

One of the first instances of limiting witnesses by statute is set out in the Local Government Act, 1894, and also embodied in the Small Holdings and Allotments Act, 1907, where the arbitrator is directed to hear, by themselves or agents, parties interested, but he is not, unless

so directed by a Government department, to hear counsel or expert witnesses.

The same idea is embodied in the Housing and Town Planning Act, 1909, but in the Allotments Act, 1887, and the Development and Road Improvement Funds Act, 1909, the arbitrator may determine costs, and "shall have power to disallow as costs of the arbitration the costs of any witnesses whom he considers to have been called unnecessarily, and any other costs which he considers have been caused or incurred unnecessarily."

From my experience there is still much room for improvement in limiting the costs in connection with proceedings to determine price, but the entire elimination of the professional witness in determining value is likely to lead in some cases to injustice. I think, however, the tribunal should have power similar to that with which an arbitrator is vested in cases under the Development, &c., Act, 1909, enabling him to disallow witnesses whom he considers to have been unnecessarily called, and also any other costs which he considers have been caused or incurred unnecessarily.

Summarising, my conclusions are:—

1. The Land Enquiry Committee have established their case, that the present method by means of which promoters now obtain compulsory powers are notoriously cumbersome and proverbially expensive. Although I am not in complete agreement with them as to the remedies they suggest, I think responsible public authorities might be vested with general powers allowing them by resolution only to acquire compulsorily such property as is required by them for the proper discharge of existing statutory duties.

2. The Land Enquiry Committee have established their case that the time has arrived when there should be a statutory definition of the basis upon which compensation should be awarded. In view of the fact that the term "value in the market as between willing vendor and purchaser" has now been construed by the Courts, I am of opinion that their suggestion that this should be the basis in the future is one that might be adopted. As, however, compulsory expropriation means that the vendor is unwilling, it would appear fair and proper that he should have, in addition to the value in the market as between the willing vendor and purchaser, some statutory solatium for being compelled to sell. Although not on the grounds for which it was originally adopted, I think this solatium might represent 10 per cent. upon the price as determined in accordance with the definition. But the penal clauses of the Housing Acts for insanitary property should be retained if not strengthened.

3. The Land Enquiry Committee have established their case that the time has arrived when there should be an alteration in the normal tribunal for determining price where property is taken compulsorily. The scheme suggested by the Land Enquiry Committee is not a practical one. In my opinion the best tribunal would be one upon which surveyors would predominate; but, failing this, the general adoption of a single arbitrator, who should have complete powers enabling him to disallow witnesses whom he considers to have been unnecessarily called and also any costs he considers to have been caused or incurred unnecessarily.

THE REPORT OF THE LAND ENQUIRY COMMITTEE:

ACQUISITION OF LAND.

BY L. O. MATHEWS (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 14th December, 1914.*

HOWARD CHATFIELD CLARKE (President) in the Chair.

If there is one thing for which we, as surveyors, ought to feel indebted to the Land Enquiry Committee, it is that they have provided us with much food for thought and unlimited material for discussion. It is sometimes a useful thing for those who are engaged in the solution of practical problems to have an opportunity of reconsidering the principles upon which their practice is based, and such an opportunity is afforded by the Reports now before us.

These Reports bring out in striking relief two opposing schools of thought, which, in their extremest forms, may be roughly summarised as follows:—

There is, on the one hand, the individualist view that an owner of land may do what he likes with his own, that he may offer his land for sale or withhold it, according as he thinks fit, and that unless the purchaser has compulsory powers he is under no obligation to sell except at his own price.

On the other hand there is what may be called the Socialist view, that the landowner is the last relic of the Feudal Ages, exercising a tyrannical power over the dwellers on his soil, and using his position to exploit the necessities of the community for his own private profit.

These two views come into the most violent conflict in connection with the problem of the acquisition of land by public authorities, which is the subject of our discussion this evening.

If I were to attempt to define the attitude of mind in which this subject ought to be approached, I should say that we ought to aim at establishing a system whereby private individuals would be unable to stand in the way of necessary public improvements by the extortion of prohibitive prices for their land ; and, on the other hand, public authorities would not be allowed to exercise their powers unreasonably, and would pay fair compensation, based upon the actual loss to the owner.

It is not necessary to explain the present state of the law and practice of compensation for the compulsory acquisition of land to an audience of surveyors, and I therefore propose to deal with a few of the objections to the present system urged in the Report, and to consider the remedies suggested.

These objections fall, roughly speaking, under three main heads :—

- (1) That the cost of obtaining compulsory powers is excessive, and sometimes prohibitive ;
- (2) That the method of settling the compensation by arbitration is costly and unsatisfactory ;
- (3) That the basis of compensation is unfair, and the prices awarded are frequently excessive.

The desirability or otherwise of increasing the facilities and cheapening the cost of obtaining compul-

sory powers by local authorities and public companies is a question of political expediency which only indirectly affects surveyors, so that I do not propose to deal at any length with this point.

Under the present system a local authority can obtain compulsory powers only by means of a special Act of Parliament, except in a few cases, which are provided for in certain Acts, the most important of which is that known as Michael Angelo Taylor's Act of 1817. This Act gives power to the borough councils in the metropolitan area to acquire land for street widenings without confirmation by any other authority.

It cannot be denied that the cost of obtaining special Acts of Parliament is a serious burden upon local authorities, especially in the smaller districts, and often stands in the way of public improvements.

In order to meet this the Committee recommends:—

- (a) That powers should be given to county councils, county boroughs, and urban district councils, to acquire land compulsorily for certain specified purposes without having to obtain the sanction of any other authority. These purposes are street widenings, the provision of schools, baths, washhouses, municipal halls, fire stations, police stations, markets, hospitals, and other purposes of a similar character ;
- (b) That in other cases compulsory powers should be obtained by means of an Order of a Government department ; and
- (c) When the magnitude or novelty of the proposals demand it, compulsory powers should be sought by a private Act of Parliament, as at present, except that it is proposed to simplify and cheapen the procedure.

Having regard to the increased duties which Parliament is continually placing upon local authorities and to the great variety of purposes for which land is required, it appears inevitable that greater powers must be given them for the acquisition of land, and I do not think that any serious objection need be raised to the above proposals. Great care will, however, have to be taken to distinguish between the cases which come under the headings (b) and (c); the Report is very vague upon this point, but a clear dividing line ought to be drawn between cases where application to Parliament is necessary and those where a Departmental Order is sufficient.

We now come to the question of the tribunal to be set up for settling disputed cases of compensation. The present methods provided for in the Lands Clauses Consolidation Acts are severely criticised by the Committee. The sheriff's jury is condemned as unfitted to deal with questions of a very technical nature, as is also the tribunal composed of two justices or a stipendiary magistrate, while the system of appointing two arbitrators and an umpire is regarded as unsatisfactory, on the ground that the two arbitrators would be much more useful as witnesses.

So far we may agree with the Committee, but they then proceed to discuss the question of the single arbitrator, and express the opinion that there are strong objections to referring questions such as those arising under the Lands Clauses Acts to professional men in private practice, on the ground that a surveyor who at one time acts on behalf of some particular body or person, and at another sits as arbitrator in some case in which that body or person is a party, will have difficulty in avoiding an unconscious bias.

It may be said that surveyors, being interested parties on this particular point, may not be able to avoid an unconscious bias in discussing it; but I think we are entitled to point out that the public has never shown any reluctance to engage the services of members of this profession in the capacity of arbitrators, and so far as I am aware no suggestion of bias, conscious or otherwise, has ever been made against them. Moreover, there would be absolutely no difficulty in any particular case in appointing an arbitrator who had never acted on behalf of either of the parties.

When the Board of Agriculture appoint an arbitrator under the Agricultural Holdings Acts they invariably inquire before making the appointment whether the proposed arbitrator is in any way interested on either side, and there is no reason why this practice should not be extended to other arbitrations.

What, then, is it that the Committee propose to substitute for this procedure?

They propose that the District Valuer should, in the first instance, assess the market value of the land to be acquired, and that if the owners or persons interested are unable to agree to the valuation, they should have the right to appeal to the Land Commissioners. It is not quite clear from this whether the right of appeal would extend only to the owners, or whether it is suggested that the purchasing authority should have a similar right.

This proposal is open to objections from almost every point of view, including that of the District Valuer himself. Owners, no doubt erroneously, are not likely to regard a public official as being altogether free from that unconscious bias which has already been referred to, and when that official represents the taxation depart-

ment of the Government, they are even less likely to place confidence in his decisions.

The District Valuer himself would be placed in a very difficult position, for, as the representative of the Valuation Department, it is his business to obtain as much increment as he can for the State, so that he would appear to have a direct interest in making a high valuation; on the other hand he would approach the subject with a provisional valuation already made, which could hardly help influencing his mind to some extent; at any rate, he would have some difficulty in making a new valuation at a different figure unless something had occurred in the meantime to affect the value of the property.

It may be taken, however, that this valuation would be only a preliminary, and that the real decision would lie with the Land Commissioners.

This raises the further objection that there would have to be two arbitrations, for unless the parties attended before the District Valuer and put their case before him, his decision would be worthless, and might as well be omitted altogether; whereas if they did attend before him, they would have to appear again before the Land Commissioners, and the cost of the proceedings would be doubled.

We are not told how it is suggested that the Land Commission should be composed, except that it should be of a judicial nature, so that the practical effect of these proposals would be to substitute a judicial committee for an expert valuer as the final authority in compensation cases.

We are given to understand that this process would be less costly in its application and more satisfactory in its results than the system of reference to a single arbitrator,

but there is little evidence that such is likely to be the case.

It is a very frequent practice at present, especially in smaller cases, to have an informal arbitration, when the decision is left to the arbitrator sitting as an expert, no evidence being given except by the agents on either side. No other method could be cheaper than this.

The Land Commissioners, not being expert valuers, and having no local knowledge, would have to depend entirely upon evidence, and though it is suggested that they are to have power to limit the evidence in order to keep down the costs, it is difficult to see how they could arrive at a fair decision unless ample opportunity were given to the parties to put their cases properly before them.

Hitherto it has been the generally accepted view that questions of compensation, being of a highly technical nature, could be adequately dealt with only by those having an intimate practical knowledge of market values, and this knowledge can be possessed only by professional men in active practice. I therefore venture to express a doubt as to whether the decisions of the proposed tribunal would be regarded with as much confidence as those of an expert arbitrator.

The third set of objections relates to the "basis of compensation," and this is really the source of all the trouble.

Numerous cases are quoted in the Report, and the opinions of a large number of public officials are given with the view of showing that local authorities are often compelled to pay unduly high prices for land, and that many desirable improvements are abandoned on that account.

It is, of course, impossible to form any opinion upon

the merits of a particular case merely upon an *ex parte* statement by one of the parties, so that the only conclusion which can be legitimately drawn from the evidence submitted is that there seems to be a fairly widespread feeling among those representing local authorities that they are at a great disadvantage in purchasing land for public purposes, and often have to pay a higher price than would be accepted from a private individual.

In taking this view I think local authorities are apt to forget that the purposes for which they require land are often such as to affect prejudicially the surrounding neighbourhood. No one, for instance, would choose to have a sewage farm, or a gasworks, or even a lunatic asylum or hospital, planted in the middle of his property, and he can hardly be blamed if he claims a price which is calculated to cover the possible depreciation to the remainder of his estate.

I have known a local authority feel aggrieved because they were unable to purchase a site for a lunatic asylum on the outskirts of their district at the bare agricultural value of the land; but a landowner is surely justified in saying that if his land is not worth more than its agricultural value, he would prefer it to remain agricultural, and he might add that the fact that it is required for another purpose is the best evidence that it has a higher value.

But, allowing for this, I have no doubt there have been cases where excessive prices have been demanded, more particularly when the local authority has no compulsory powers. In these cases they often prefer to give a high price to save the expense of making application to Parliament, and even when they have compulsory powers they will sometimes give more than the land is

worth to save the costs and uncertainties of arbitration. To this extent the landowner certainly has the advantage in bargaining, the only remedy for which is to cheapen the cost of obtaining compulsory powers and simplify arbitration proceedings.

This grievance would to a great extent have been removed if the Government had adhered to their original intention of allocating the proceeds of increment value duty to the districts in which it arose. Local authorities would thus have been able to recover a portion of the price paid in the form of increment duty, in addition to which they would receive the duty on all other transactions in their district where increment had occurred.

It is said that in order to avoid excessive claims local authorities sometimes resort to the method of secret purchases. That this does not always fulfil its object is shown by a case which is within my own experience. A certain authority desired to purchase a site for a gas-works, and fearing that if this became known the price would immediately be put up, they succeeded in purchasing it by means of a secret agent at a moderate price. When, however, the inhabitants of the neighbourhood learned the purpose for which the land had been acquired they made such a strong protest, and organised such an effective opposition, that the proposal was defeated in Parliament, with the result that the authority was left with a large block of land on its hands for which it had no particular use. This case is referred to in the Urban Report as an example of the advantage of secret purchases, but the subsequent history of the transaction is discreetly omitted.

A number of opinions, chiefly of town clerks and other public officials, are quoted in the Report for the purpose of showing that many public improvements are

delayed or abandoned on account of the cost and difficulty of acquiring land. On analysing these it will be found that, out of a total of thirty-nine cases, no less than fifteen refer to street widenings, while in fifteen others reference is made to schemes for public improvements, without any statement as to the nature of the improvement, leaving only nine cases in which schemes other than street improvements are specifically mentioned. It would appear therefore that one of the chief causes of complaint is in connection with this class of improvement, but if it is anticipated that the recommendations of the Committee will result in a reduction of cost, I am afraid these hopes are not likely to be realised.

Street widenings are necessarily expensive; they involve the maximum interference with the property affected for a minimum of land purchased, and it is just in those cases where the cost is likely to be greatest that the necessity for the improvement is the most urgent. The actual value of the land required is but a small part of the cost; there is in addition the cost of reconstructing the premises, and compensation to the lessee or occupier for disturbance.

In one respect the recommendations of the Committee are more likely to increase than to diminish the cost, for in the section dealing with tenure it is proposed to give leaseholders security of tenure with a right to renewal of their leases. This will put them in a far stronger position for claiming compensation, as they will have an unlimited term of tenancy instead of a fixed number of years. Under present conditions the expiration of leases often affords a convenient opportunity to carry out improvements at a moderate cost, but under the new conditions this favourable moment would never occur.

These remarks apply, of course, to street widenings in fully developed areas, where the value of the land is considerable. In suburban and country districts there is, as a rule, little difficulty, as owners are generally willing to give up the necessary land free of charge in consideration of the benefit they receive from the improvement; moreover, the Housing and Town Planning Act has already conferred ample powers upon local authorities for the regulation of new streets and the improvement of old ones in undeveloped areas.

Having satisfied themselves that the present basis of compensation is unsatisfactory, the Committee make sundry recommendations, the object of which is to enable local authorities to acquire land more cheaply.

The first is merely an alteration of a phrase. They point out that "value" has been interpreted to mean "value to the owner," and that this has resulted in owners obtaining compensation in excess of any fair value of the land taken. They therefore propose to substitute the following definition of value, taken from the Finance Act, 1909-10, viz.: "The price which might be expected to be realised if the property were sold at the time in its then condition in the open market by a willing seller," or, in other words, what is commonly known as "market value."

Is there any real difference between these two definitions? Personally I think not. The value of a property to the owner, unless he happens to be also the occupier, is the price he could get for it in the market, so that the new definition is only a more round-about way of saying precisely the same thing.

It may be pointed out that the expression "value to the owner" does not occur in the Lands Clauses Act, but is the interpretation laid down by the Courts of

the word "value," contained in Section 63, the object being to protect the promoters from having to pay an enhanced price on account of any special value the land might have to them for the purpose of their undertaking.

There is no element of value which could be legitimately claimed under the old definition which would be excluded by the new. It is explained, for instance, in the Report that it would include those elements of value reasonably to be ascribed to "special adaptability."

The doctrine of special adaptability is a very difficult and intricate one, which cannot be adequately dealt with within the limits of a short Paper, and I only mention it for the purpose of noting that the Committee do not propose to eliminate it altogether, though doubtless they intend to confine it within very narrow limits.

The next recommendation refers to consequential damage, severance, and disturbance.

No alteration is proposed in connection with compensation for severance, which will still remain as a legitimate subject for claim, but it is suggested that no compensation should be allowed for any depreciation or injury that might be caused to adjoining lands, and, on the other hand, that no charge for betterment should be made. This would be a perfectly reasonable proposition if it could be shown that as a general rule betterment and depreciation are, as the mathematician would say, "equal and opposite"; but such is notoriously not the case, and I am afraid it would be poor consolation to a man whose property had been injuriously affected to be told that if it had been benefited no charge for betterment would have been made.

I think it would be quite fair to give power to the arbitrator to set off betterment against depreciation

where both could be proved to exist, but this suggestion is dismissed by the Committee on the ground that cases might arise where the betterment would exceed the whole value of the lands taken plus the depreciation to other lands, so that the owner in addition to having his lands taken compulsorily would be called upon to pay a sum of money to the promoters. This shows a most praiseworthy solicitude on the part of the Committee for the pockets of landowners, but the difficulty, if it ever occurred, could easily be overcome by providing that the amount awarded for betterment should not exceed the depreciation.

In considering this question of depreciation it ought not to be forgotten that local authorities and public companies obtain from Parliament power to do certain things which a private individual could not do without rendering himself liable to an injunction if his actions injuriously affected his neighbours. It seems, therefore, only reasonable that an owner, being deprived of his ordinary remedy at law, should receive compensation for the damage done to him by obtaining something more than the ordinary market value of the land taken.

The position of the lessee or occupier is not considered at any length in the Report, but the following recommendation is made, that "the occupier should be awarded a sum which, in the opinion of the Commissioners, would adequately compensate him for any loss or expense due to his being disturbed in the use or enjoyment of the land acquired."

No objection need be made to this, but in another paragraph it is explained that an owner, if selling to a private purchaser, would be called upon to compensate the occupier for fixtures, goodwill, and improvements in accordance with the recommendations contained in

that part of the Report dealing with tenure, and that an allowance in respect of these items should be made to the lessee or tenant from the compensation paid by the promoters.

As a matter of fact an owner, if selling to a private purchaser, would sell his interest in the property, subject to the interests of the lessee and occupiers, and would leave the purchaser to deal with them if he wished to obtain possession for his own occupation. The wording of the paragraph, however, seems to suggest that the total sum to be paid for the property would first have to be ascertained, and the amount then apportioned between the owner and occupier. This would obviously be a most unfair method of procedure; the interests of the owner and occupier are entirely distinct, and are both capable of being separately valued; in fact, they can only be valued separately. The occupier's interest does not necessarily bear any relation to the actual value of the property. It may be only a comparatively small sum, as in the case of a small business carried on upon a short tenancy, or it may be an amount exceeding the whole value of the property.

Every person interested in the property to be taken ought to have the right to present his own case, and to have it treated on its own merits quite independently of any other person, otherwise grave injustice will be done.

Another recommendation is that no additional allowance should be made on account of the purchase being compulsory, or, in other words, that the customary 10 per cent. is to be abolished. In support of this the Committee say that, if full compensation on a fair basis is given to owners, they are unable to see why the fact that land is being acquired for the public good should

be made a reason for an additional allowance over and above the value of the land taken. It might with equal justice be said that the fact that an owner is compelled to give up for the public good something which he would much prefer to keep for himself is a very good reason why he should receive some slight allowance over and above the value of the land taken.

But the whole point is whether he will receive full compensation on a fair basis if the recommendations contained in the Report are adopted. If he can really be assured of this he would probably be willing to make a graceful concession of the 10 per cent., but as the whole object of the recommendations is to whittle down the compensation to the irreducible minimum, he may perhaps be excused for being somewhat sceptical on the point.

The last proposal I shall refer to is that when part only of a property is acquired the promoters shall not necessarily be required to take the whole.

Section 92 of the Lands Clauses Act provides that no party shall be required to sell part only of any house or other building or manufactory if he is willing and able to sell the whole; but since the passing of the Metropolitan Management Act of 1862 this has not applied to street widenings in any part of the metropolis. Under certain recent Acts, *e.g.*, the Housing Act, 1890, the Development Act, 1909, and some special Acts, a modification of this principle has been adopted whereby the promoters cannot be compelled to take the whole, provided the "part" can be taken without material detriment to the remainder.

If this is what is intended no objection need be made to the proposal, but it would be obviously unjust to give promoters power to take part of a property regardless of the effect upon the remainder. It is easy to imagine

cases where the taking of part of a property would leave the remainder practically valueless. In such cases the compensation payable should be based, not only upon the value of the part taken, but also on the depreciation caused to the remainder. Any other principle would amount to partial confiscation.

The object of this Paper has been to introduce the discussion on this important section of the Report of the Land Enquiry Committee. I have only attempted to deal with a few of the main points arising out of it, so far as they relate to the acquisition of land by local authorities, though many of the arguments will apply equally to purchase by companies having statutory powers. Subsequent speakers will, no doubt, refer to many other points which time has not permitted me to deal with.

I have endeavoured to treat the subject as far as possible from an impartial standpoint, having regard to the necessities of the community as well as to the rights of individuals, but so long as private ownership of land remains the recognised system of tenure, and so long as land is the subject of free purchase and exchange, landowners have a right to a reasonable security in the enjoyment of their property. If, in the public interest, it is sometimes necessary to deprive them of powers they have hitherto possessed, and appropriate their land without asking their permission, the least they are entitled to is a just and even generous treatment in the matter of compensation. Any legislation which has the effect of diverting capital from land to other classes of investment can only result in a general depreciation in the value of land, which will be just as prejudicial to the community as it is to the individual.

MR. JOHN H. OAKLEY (Member of Council) said he

rose with great pleasure to move a hearty vote of thanks to the readers of the two Papers. The Institution had been fortunate in securing two such men to open so important a discussion; the name of Andrew Young was known throughout the world, and Mr. Mathews was well known to many of them as the son of an old Member of their Council, and as one who for many years had been connected with important undertakings for the acquisition of land. The excellence of the Papers and the great importance of the matter made him wish that the resolution had been entrusted to an abler hand than his. At the same time the subject was one in which he took great interest, and with which he was frequently in touch in his regular business. For that reason it gave him real pleasure to move the vote of thanks, and in doing so he proposed to touch briefly one or two of the points raised on the Papers.

In his opinion the time had come for a much broader outlook on the whole subject of the compulsory purchase of property for public purposes than had been the case in the past, and in treating it on those lines he wished to make two points: (1) That the owner should always receive a fair and proper sum for the property taken from him; and (2) that improvements or undertakings for the benefit of the public must necessarily be carried out, and landowners ought not to be in a position to stop such development merely for private reasons.

He thought Members would agree that those two factors should be embodied or provided for in any modifications of existing, or the provision of any fresh, legislation dealing with the compulsory acquisition of land, and personally, provided those points were fully protected, he was of opinion that certain modifications were advisable. Although the authors might not see

entirely eye to eye together, yet Members must have been struck with the substantial agreement of their conclusions. From one point of view that was to some extent a disadvantage as it might limit the scope of the discussion, yet from another it was most satisfactory to find two men, the one practically all his life acting for the promoters, and the other acting as a rule more for the owner and the general public, virtually coming to so close an agreement.

His remarks would naturally fall under the three heads into which both the authors had divided their Papers. First, as to the method of obtaining specific powers. In his opinion it was necessary to modify the existing method in two directions—first, in regard to the time now necessary in so many cases before the powers could be obtained for acquiring property for the proper discharge of statutory duties; and, secondly, the costs involved in obtaining the necessary powers. There was no need to go into the whole of the details of how those powers were to be obtained; but, obviously, it must be a great drawback in dealing with public improvements to have to wait such a considerable time. The Council, in their reply to queries placed before them by the Land Enquiry Committee, advanced the opinion that “large municipalities” should have the power to acquire land compulsorily by resolution. Mr. Young approved of that course, but he went further and proposed that it should be open to all “responsible public authorities” without distinction.

He (Mr. Oakley) doubted whether it would be wise to apply so sweeping a modification of existing laws equally to municipalities and, say, rural authorities. The latter bodies were doing great and good work, but without disrespect to them it must be admitted that they were

frequently not formed and controlled by the same class of men as appeared on the larger councils and corporations. He thought, for that reason, that dealing with bodies of that nature there should be some controlling influence such as suggested by reference to a Government body; but, barring that, he did not see why such a course should not be put in practice and be beneficial to all parties.

The second point was the basis of compensation. That was a very much wider and more important point from the surveyor's point of view. He remembered when he first came in touch with the compulsory acquisition of land some twenty-five years ago, when his late father was engaged in purchasing some of the Tilbury line through Essex, that his father was frequently met with claims which, to start with, put the land actually taken at at least double its value outside all additional items of claim such as severance and depreciation. He ventured to think that when dealing with cases where powers were put in force in connection with public improvement, or public necessity, that was not a right basis of claim. Further, he thought that many owners and a good many surveyors, possibly owing to having been brought up on those lines, were inclined to take that basis of compensation, and to look upon such acquisition of land as an opportunity not only for getting the full market value, which they certainly were entitled to, but for obtaining a good deal more; and that, perhaps, was one of the reasons why points, like those emphasised by Mr. Mathews, had been referred to in the Land Report.

He considered that market value should be the "basis of compensation," and that on that basis it was not unreasonable to add an additional allowance of what had now become the customary 10 per cent.

In regard to the meaning of "market value," he agreed with Mr. Mathews that its meaning was often interpreted in different ways, but if it were defined as they as practical surveyors or auctioneers understood it—he included auctioneers pointedly, as they had such exceptional opportunities of feeling the pulse of the market—and as it had been so clearly defined by the Master of the Rolls in the judgment quoted by Mr. Young, then he did not think there could be any objection to it as a "basis of compensation." He did not, of course, mean that "market value" was to include questions of severance or depreciation, as he considered that both those items should properly be paid for in addition to the market value.

That brought him to the third point upon which he would say a few words, namely, the tribunal for assessing compensation. He had had, for his age, a good deal of experience in arbitration work, and had sat a good many times as arbitrator both under the Lands Clauses Act and other Acts, especially the Small Holdings Act; he had given the question very careful consideration, and he had come to the conclusion that the proposal that the final determination of all questions of acquisition of land should be left to the Judicial Land Commissioners was an impossible proposition. In his view it was essential that the final determination should rest with a skilled tribunal.

He was glad to feel, from the remarks made by the authors of the Papers, that his opinion was not singular; it seemed to him the only fair way for the final decision of questions of that kind must be by an expert mind—the mind of a man who had had great experience, and was competent to deal with the subject.

As to the question of bias, he was exceedingly

pleased to hear Mr. Young's views on that point, and if additional weight were needed he would refer them to the words of their Associate Member of Council, Lord Alverstone, who on more than one occasion had stated his opinion that a trained surveyor was eminently suited to act in a judicial capacity, and that such men were not likely to be biassed.

With those few remarks, which barely touched the fringe of the subject, he begged to move a hearty vote of thanks to the readers of the Papers, at the same time expressing the hope that they would lead to a full and enlightening discussion.

Mr. H. M. STANLEY (Fellow) said he desired in the first instance to associate himself fully with the remarks of Mr. Oakley as to the value of the two Papers, and the great care which must have been taken in their preparation. It gave him a great deal of pleasure to second the vote of thanks, although he felt at some disadvantage because he could not pretend to have, on that particular subject, the great experience possessed by many of the men he saw in the room that evening. It was, however, a subject in which he had always taken a great interest, and he felt it a privilege to be allowed to second the proposal.

In the first place he would remark that the problem was an extremely controversial one, and it was highly desirable that any discussion which might take place upon it should be of a very open-minded nature, free from any bias or prejudice, in order that the advice which the Council of The Institution must eventually give to the solving of the problem should carry every possible weight. The Papers, in his opinion, most admirably carried out that view, because, although written from

distinctive points of view, they seemed to him to be quite unbiassed, and that feature, he thought, was specially marked in the case of Mr. Andrew Young, who, as they all knew, had for many years been engaged for the promoters.

With regard to the method of obtaining powers, Mr. Andrew Young had referred to the Michael Angelo Taylor's Act as a model. That measure involved a principle which many would admit was necessary at the present time, viz., the need to the community of cheapening and hastening the powers for obtaining properties compulsorily. It was a suitable model for what might be wanted in the future, if guarded by the restrictions that Mr. Oakley had pointed out, and which were surely necessary. It had however to be borne in mind that under the Michael Angelo Taylor's Act, with which he happened to be specially conversant in the City of London, the only tribunal to which one could refer was the sheriff's jury, and on reading the Papers carefully through he could not find that either of the readers of the Papers had anything to say in favour of that tribunal.

The question of the respective values was a very interesting one; Mr. Andrew Young had made special reference to "market value," and possibly, as Mr. Oakley said, if properly construed that was the best value to adopt. In individual cases, however, "market value" was the subject of considerable difficulty; the definition of "total value" under the Finance Act would hardly apply in the various values they had to find in compensation cases; and the suggestion, if carried out, that the District Valuer should be called in to make a valuation seemed to him one of which the younger generation of surveyors ought to be extremely glad, because it was hardly con-

ceivable that all the different interests in any particular case could possibly agree with the one value of the hereditament as given by the District Valuer, and there would be an immense amount of reference and possibly judicial adjustment of the differences which would arise.

He was very glad to hear that Mr. Andrew Young, with his long experience, still favoured the retention of the 10 per cent. for compulsory purchase. Mr. Young gave an interesting account of how that allowance originally arose, which he had no doubt was perfectly accurate; but he fancied that some authorities also thought that it took into account something for the deprivation of an owner being obliged to sell, and also something for the possible increase in the future value of the land. With regard to the loss on account of reinvestment, he thought most of them would agree that it was a real item, especially in the case of trustees. Beneficiaries usually required the same income as before, and possibly they had to wait some time for a suitable investment, in the meantime being compelled to accept bank deposit rate for the money. In any case it seemed to him that an owner was entitled to something more than the bare value of the property, and it was therefore a pleasure to him to hear that Mr. Young, with the great weight of his experience, thought they ought still to retain that allowance.

With regard to the tribunal, personally in his own practice in a small way he had always from the very earliest time appreciated the benefit of a tribunal consisting of a single arbitrator, especially the trained expert arbitrator in everyday practice. He thought that the surveyor with a good practice was much better qualified to know all the conditions of the day, the market, and the neighbourhood, and his decisions were

more readily accepted by clients than those of a jury, and generally they were sounder. They had probably all had cases in which they had, in their opinion, not been treated so well as they considered their case warranted, but, as a general rule, there was no doubt in his own mind that a sole arbitrator was more desirable than any other tribunal for the purposes of compensation. He thought that was borne out by the trend of recent legislation to which Mr. Andrew Young had referred, in which a single arbitrator was appointed to settle disputes.

Assuming some simplification in the powers of obtaining land for public purposes, was not the proportion of the actual cost involved in acquiring the land rather magnified in comparison with the cost of obtaining the powers? He did not know whether Mr. Young could give them any statistics on the point, but he should imagine the proportion of cases which were contested in any one scheme of recent years was very small, the great majority being amicably settled without going to any form of tribunal.

One point had not been mentioned, namely, the power of authorities, either public or quasi-public, to take land in advance, or beyond the amount required for a specific object or undertaking. He thought there was a great danger in such a proceeding, as it would have the effect of allowing a State or rate-aided authority to come into speculative competition with the individual. If the speculation turned out successfully they would undoubtedly get a benefit, but if it did not, it would be paid for by the community. He thought that anything which tended in the least to speculative competition with the public, or individual members of the public, was not to be desired.

He considered it a great privilege to be allowed to second the vote of thanks to the readers of the two admirable Papers.

The PRESIDENT said he had hoped to have had the pleasure of calling on Mr. Courthope-Munroe to say a few words, but he understood that gentleman desired to defer his remarks to the next occasion. As Mr. Courthope-Munroe was in the room for the first time since he had been granted the well-deserved honour of appointment as King's Counsel, he was sure it was their wish heartily to congratulate him on the occasion of his taking silk. They had often been through his hands when he was a junior, and they hoped still to be in his hands as a senior member of the Bar.

They all knew how hard Mr. Courthope-Munroe worked in his profession and how much he was respected both by the legal profession and by their own. They were delighted to know that he had been so honoured.

Mr. H. COURTHOPE-MUNROE, K.C. (Associate), warmly thanked the President for his kind words, and said the Secretary had been good enough to send him an advance copy of the Papers, which only reached him on Saturday. Unfortunately he had not had time to read them, nor had he read the book on Urban Land, but having heard the Papers, he thought the matter was of immense interest, and had jotted down some ten or a dozen points. The subject teemed with arguments and questions, and if it were possible for him to be present on the next occasion it would give him the greatest possible pleasure to put his ideas into shape and give expression to them. Such a subject, although so interesting, was highly

technical, and he hesitated to express views on technicalities without considering them carefully in the first instance.

The vote of thanks having been put to the Meeting and carried unanimously—

Mr. L. O. MATHEWS (Fellow) said, in acknowledgment, that as the discussion was to be resumed on another occasion he would confine himself to thanking the mover and seconder of the vote of thanks very heartily on behalf of Mr. Young and himself for their kindness, and also those present for the patient way in which they had listened to the Papers, and for the kind reception they had accorded to the vote of thanks.

The Meeting was adjourned until the 11th January, 1915, when the discussion will be reopened by Mr Howard Martin (Past-President).

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 11th January, 1915.

HOWARD CHATFEILD CLARKE (President), in the Chair.

The PRESIDENT, in opening the proceedings, wished the Members a happy new year, and remarked that he hoped by that time next year they would all be living in less troublous times. He also announced that it had been decided to revive the former practice of asking new Members present at the Meetings for the first time to come to the table to receive a formal welcome from the Chair. They joined The Institution with the object of good comradeship, and of banding together for their mutual good, and they felt that it would be a pleasure to welcome new Members officially and wish them success at the opening of their careers. The usage he mentioned was followed in other institutions, and was at one time practised in their own.

The discussion on Mr. Andrew Young's and Mr. L. O. Mathews' Papers was resumed by—

Mr. HOWARD MARTIN (Past-President), who observed that the section of the Committee's Report, dealing with

the acquisition of property for public purposes was so long, covered so much ground, and went into such detail that it was absolutely impossible to deal with the whole of it in any one Paper, or within reasonable limits, in a night or two's discussion. He, therefore, proposed to follow the example set by Mr. Andrew Young and Mr. Mathews, and confine himself to dealing with the acquisition of land by public authorities for public purposes. The portion of the Land Committee's Report which dealt with the compulsory acquisition of land for certain purposes by private individuals—a very large subject, opening up a wide field for discussion—could perhaps be better dealt with when they came to discuss the section of the Committee's Report which dealt with tenure, rather than in connection with the acquisition of land for public purposes by public authorities.

They had had a great advantage in having that discussion opened by Mr. Andrew Young and Mr. Mathews, especially in view of the unparalleled experience of the former in the acquisition of property for public purposes by public authorities. It was a great advantage to have the benefit of his experience, which was particularly appropriate at the moment, because it was the final act of his forty years' public service just on his retirement. They would like to take that opportunity of congratulating Mr. Andrew Young on his approaching well-earned leisure, and to express the hope that he would have many years to enjoy it and to bestow a great deal of his time in helping The Institution.

Mr. Oakley had made a very wise remark in the discussion at the last Meeting, when he said that the time had obviously come when it was necessary to make

it more easy for public authorities to acquire land for public purposes, without in any way depriving private owners of anything that lawfully and properly belonged to them; that, he thought, ought to be the keynote of any recommendations which were made for alterations in the existing law.

He had been rather struck by the unreality of many of the remarks which had been made about the present system. For instance, a good deal had been made in the evidence printed in the Committee's Report, and the comments of the Committee on that evidence—and he had heard it elsewhere—of the fact that some people were apt to ask a great deal more than their property was worth when it was about to be taken under compulsory powers. He would have thought that any one who had known human nature would have expected that. There were in all businesses and in all walks of life a certain number of grasping people who schemed to get, not as much as they ought to have, but as much as they could obtain. That town clerks and town councillors of all people in the world, with their experience, should look upon that as a sign of the depravity of landowners, seemed to him to imply an innocence which his experience of them had never led him to expect.

There were two points of view from which the compulsory acquisition of land was regarded, and it was most important that they should be kept steadily before them in discussing the subject. On the one hand many people thought that the ownership of land ought to be in the community, and that the more nearly one could approximate to the community's having the control of all land in the country, the better for the country; on the other hand it was

contended that the best thing for the community was that the land should be owned by individuals, that it should be developed by individual enterprise, and that individuals should be encouraged by their having proper security for their investments in real property to do the very best they could with it, which was the very best thing for the country at large.

He would not discuss those two points of view, for they would take a good many nights to debate, but what he wanted to do was to point out that those diametrically opposite aspects of the case must cause essential difference in the manner in which such a subject was dealt with. People who thought the land ought to be the property of the community naturally desired, whenever the law was changed in any respect in dealing with land, so to engineer the alterations as to make it less desirable for people to own land, and easier for the community to get hold of it. Similarly, people who thought that individual ownership was best for the prosperity of the country, thought that great care should be taken in altering the laws which affect the ownership or the transfer of land so as to do nothing which would affect the security of that ownership, or hinder or discourage people from undertaking it. Therefore, in considering proposed alterations in the law, they ought to be very careful to keep in mind the difference between those two points of view, and be satisfied where such proposed alterations were likely to lead before giving adhesion to them.

The Committee divided the part of the subject with which they were dealing that evening—the acquisition of land for public purposes by a public authority—into three heads. First, the necessity of making it easier and

cheaper for public authorities to get powers to acquire land compulsorily ; second, the principles on which value or the price to be paid ought to be assessed ; and, third, the best kind of procedure for fixing the price when the parties could not agree as to what it ought to be.

Everyone, he thought, with any experience agreed that for improvement schemes of importance involving much detail and difficulty application to Parliament was still the best and most efficient way of getting the necessary powers ; but there was no doubt, as the Committee pointed out, that Parliamentary proceedings were unnecessarily and oppressively expensive both in time and money, and that something ought to be done to diminish both the cost and the delay. The Land Committee suggested—and the suggestions seemed to him on the face of it to be good—that instead of Bills being considered by Committees of both Houses of Parliament one after the other, they should be considered by Joint Committees of both Houses of Parliament sitting together at one time ; that Bills which were not passed in one Session should be carried over to the next Session from the point where they left off ; and that the Committee should have certain powers to charge a vexatious opposition with costs, and other details of that kind for diminishing expense. It appeared to him that those suggestions were sound, and it could not be doubted that their adoption would very materially reduce the cost of obtaining Parliamentary powers without reducing the control of Parliament over proposed schemes.

It was also proposed by the Land Committee that the power of the local authorities to acquire land simply by resolution without the control or sanction of any

other body but themselves should be practically extended to almost every purpose for which local authorities could acquire land. They were familiar with the power of the local authority to acquire land for street widenings in London by the exercise of the powers of Michael Angelo Taylor's Act, and, defective as that Act was, he thought that the principle of it for such a purpose was good; and that an Act should be passed somewhat on the same lines, but defining the powers of the authority to take part or the whole of a property, the Act to be applicable to all urban districts. If such an Act were passed empowering the local authority to acquire land for street widenings and similar improvements by resolution, it would give them powers which they ought to have, which might be exercised very usefully and with great advantage to the community, and without any injury whatever to those interested in the ownership of the land they wished to take.

He had, however, to confess that he could not look with absolute equanimity on the idea of the local authority being authorised, as the Committee suggested, to acquire land in any quantity indiscriminately for any purpose they liked, and without even disclosing the purpose for which they wanted the land. He did not speak from any distrust of local authorities. Of course there had been such things as land jobbing in the past, and, human nature being what it was, he had no doubt there would be something of the same thing in the future, though he did not think that they had suffered so much in England as they had done in some other countries from that particular cause. But other things were dangerous besides dishonesty. Enthusiasm was often as dangerous as dishonesty. Proposals for improvements in important boroughs were very often the subject of keen party

feeling, tremendous enthusiasm was got up for some particular scheme for improvement, and irreparable harm might be done to the interests of the ratepayers of the borough by injudicious or excessive buying for undisclosed purposes, under a wave of enthusiasm of that kind.

It was unnecessary there to discuss what kind of check should be put upon the exercise of such a power, nor what the limits of the powers of the local authority to act without the exercise of such a check should be, but he thought that most people, after dispassionate consideration, would agree, at any rate from the point of view he took as regards the ownership of land, that it was desirable that there should be some check on the indiscriminate acquisition of land by local authorities merely by resolution.

As regards the principle of assessing the value of land to be taken under compulsory powers under the Lands Clauses Consolidation Act, he thought that a great deal very wide of the mark had been said about the principles upon which such transactions were carried on at present, from want of clear apprehension of what those principles were. People talked as if the principles laid down for assessing the value of land to be taken compulsorily were both arbitrary and artificial, and had no special reference to facts or to the justice of the case, and that they might with advantage be altered or done away with at any time without any injury to the rights of either landowners or promoters. Now, that appeared to him to be a very erroneous notion of what the principles of valuation under the Lands Clauses Consolidation Act were. The principles in that Act had been laid down by a long succession of cases decided by the Courts of Law on the basis of what was just and right

to be done in such cases, and if they examined those principles they would find that difficulties which might have arisen had never been because there was any injustice in the principle, but because of something foolish or unjust in its application. What it seemed to him was required to be done was so to alter the procedure that these principles, which were based, as he ventured to think, on sound common-sense and justice, should be rightly applied.

For instance, the first great principle on which valuations under the Lands Clauses Consolidation Act were made was that the value must be taken as the value to the owner. A great outcry had been raised about that principle, as if it were a means whereby the owner could get out of a public authority something to which he was not entitled. But that principle was laid down by the Courts originally as a protection to the promoters against being made to pay, not the value to the owner, but the value to themselves. There were, for instance, in the early days of the Act numerous attempts to make railway companies pay enormous sums for a bit of land necessary to finish a line because it was worth so much to them, inasmuch as they could not finish the line without it; and the Courts laid down the principle that the value to the owner was to be the standard of value, so that the promoters should be protected from paying an artificial value which the land in question could only have to the people who were carrying out the scheme. So far as the owner's point of view was concerned, the value to the owner only meant a fair market value. As most of those present knew, it had been decided comparatively recently by the Courts, when considering appeals under the Finance Act, that any element which gave a special value to

a house or to land, because of its special usefulness to the owner or to the adjoining owner, ought to be taken into account as part of the market value, because anyone buying the land and making himself acquainted with the circumstances would give a larger price on account of that special usefulness. If the real value to the owner was not to be taken into consideration when the land was acquired, and if he were compelled to take something less than the real value to him, it meant that he would be forced to contribute to the cost of the improvement more than any other ratepayer by just so much as his compensation was less than what he ought to have received. Now, on what ground it could be contended that because a person owned land required for an improvement he should be made to contribute out of his own pocket to the cost of the improvement more than any one else in the borough, he confessed he could not understand. Of course the real value to the owner was not a fancy value supported by imagination and hypothesis.

Another bugbear of which a good deal had been made was the principle of special adaptability, and no doubt in some cases of special adaptability some of the wildest flights of professional imagination had been exercised; and in some cases when the tribunals had not been as strong as they ought to have been, he feared there had been some really disastrous results. But that was only an argument for getting a strong tribunal which really knew its work, and could apply the principle justly. If special adaptability really existed, it was one element of market value. Did anybody suppose for a moment that if a piece of land was really suitable for a reservoir for two great boroughs, and that it was obvious that both those boroughs might be in the

market to buy it, and if that land were put into the open market, it would not fetch more than if it had no such qualification at all? The proposition had only to be stated for it to be seen how unreasonable it was to suppose that special adaptability in a proper sense had no real effect on the market value. It was a principle which had been definitely laid down by the Courts of Law, and justly and rightly laid down as one element which should be taken into account in settling the value of land to be taken under compulsory powers. If it was not to be taken into account, then again the landowner, who was deprived of that element of value, was called upon to contribute more than the other inhabitants of the borough to that particular improvement by just so much more as he was deprived of the full value of his land.

It was not desirable, as he had urged before, that they should attempt to upset the principles which had been laid down by generations of lawyers and surveyors as just and right principles for the assessment of value. What they must do, and what they ought to do, was so to alter the procedure that they could ensure that those principles were applied in the spirit of sober common-sense and practical experience, and not as a matter of imagination.

Another point upon which the Committee laid some stress was that there ought to be no compensation for forced sale. There, again, he thought there must have been some misapprehension in the minds of members of the Committee as to what compensation for forced sale meant. He had had an explanation on the very best authority, namely, the authority of surveyors whom he as a young man knew and who were persons who had themselves established the customs from the very

beginning of the operation of the Lands Clauses Consolidation Acts. Originally compensation was paid to the owner for such matters as the expenses of reinvestment, of loss through having to keep money lying idle, of what would have to be spent in costs where trustees were concerned, and other items of that kind. An enormous amount of time had been wasted in trying by means of witnesses to prove those claims for expenses, and loss of interest, and loss on reinvestment, until at last the loss of time and consequent expense got so serious that surveyors and counsel put their heads together, and agreed that from 10 to 25 per cent. according to the character of the property should be paid by the promoters to cover all those items, and then no time would be wasted in proving them. If that convention was to be upset, of course claimants must be allowed to go back to the old custom, and prove what they were going to lose through the additional expense caused by a forced sale, and reinvestment, and other details of that kind. Great expense would be incurred, and a great deal of time lost, and probably an ingenious claimant could, in many cases, make the claim come to much more than 10 per cent. He failed to see any advantage that could be gained by such an alteration, but to his mind, if the alteration were to be made, it could only justly be made by allowing claims for actual losses to be made as they used to be made in the old days.

As regards the suggestion that injurious affection of other lands should not be allowed, he thought that that again must have been made under some misapprehension. If the value of land was really affected by taking a part, surely it could not be contended that the owner ought to be compelled to put up with that loss, and

the depreciation of his remaining property, without any compensation.

He confessed, however, there was something to be said for the proposal that if injurious affection were to be allowed on the one hand, then betterment should be paid for on the other. But if betterment were to be paid for land taken it should only be paid after the betterment had been actually proved to exist. He believed that the method of claiming betterment adopted in a recent Bill passed during last Session, namely, that a deduction in respect of betterment should be made before it could be proved that any betterment would accrue, was absolutely unjust. He could not conceive how any surveyor, in ordinary circumstances, could say what the betterment of any piece of land was going to be before the works were executed, or the circumstances of the neighbourhood after the works were completed were known. Many present would recollect that a much more fair and rational system of assessing betterment was provided in the Strand Improvement Act. An initial valuation was made of the property at the time of the passing of the Act, and five years after the passing of the Act, and after the improvement was completed, another valuation was made. Both valuations were subject to appeal, and if necessary to arbitration, and the betterment was assessed in the form of a rate on the actual proved betterment value existing five years after the improvement was completed. If betterment was to be adopted at all, that seemed as just and as practical a way of charging it as could be devised. To deduct from the compensation paid for the land when it was first taken an allowance for betterment—which must be purely hypothetical and in many cases would prove to be absolutely erroneous—seemed to him

to be a most unsatisfactory method, both from the point of view of the promoters and from that of the land-owners.

The last head was the question of procedure, and how to secure that when the principles were settled they should be able to make certain that those principles were applied accurately and justly. Most people were agreed that the first alteration to be made was to abolish juries altogether. It hardly needed that he should say a word about the disadvantages of juries of amateurs, who knew nothing whatever about the subject they had to consider, deciding the values of properties sometimes of the most difficult and complicated character; and he thought it was notorious that it was the uncertainty attendant on the verdicts of juries which encouraged speculation in extravagant claims and extravagant costs. If juries were done away with the absolutely unreasonable claims would almost disappear, and there would be nothing like the present inducement to pile up costs in the hope of impressing and prejudicing a jury in favour of such extravagant claims.

He thought another way by which expense might be saved and efficiency increased would be by abolishing the mode under which two arbitrators were appointed, one for each party, who afterwards selected a third. It seemed to be simply a device for increasing expense and diminishing the usefulness of the two arbitrators. As experts acting as advisers or witnesses they would be useful, but from his own experience the two original arbitrators were usually only encumbrances. The Land Committee advised the decision of compensation cases by a commission, one of the qualifications for membership of which appeared to be that the members should know nothing about the business. He was not sure he

was correctly stating the view of the Committee, but that was the impression made on his mind by what was said about the subject in the House of Commons, read with what was stated in the Report.

He did not think anyone who had much or indeed any experience of business of that kind would contend for a moment that it was desirable that such cases should be decided by any tribunal which had not got sufficient first-hand knowledge and experience of the subject under discussion to check the evidence itself. With the very best intentions evidence might go very wildly astray. Curiously enough, it was very often the evidence which went most wildly astray which was given with the greatest assurance and the most charming air of candour and innocence; the non-expert arbitrator could only be guided by the effect of the evidence upon his mind, and therefore it was that in many cases such arbitrators, like juries, went terribly wrong in their awards, because they had not knowledge enough to check the evidence and see what it was really worth.

Whatever tribunal was appointed—whether it was a tribunal of two surveyors and a barrister to make a third, as in the tribunal of appeal under the London Building Act, or single arbitrators—it appeared to him that the parties ought to have the right to choose an arbitrator for themselves if they desired, and that only if they failed to choose for themselves should the matter be referred to the tribunal which might be set up.

He was afraid he had gone on too long, but there was just one other point he would like to mention, and this was the suggestion of the Committee that the Court of First Instance should be the district valuer. He saw

many objections to that. He saw enough of district valuers to have the utmost confidence in them, but so far as he had seen they were not gentlemen of leisure, and they ought not to have thrown upon them the burden of additional work of this kind for which their provisional valuations would give them no help. Moreover, the position of a district valuer in having to value against his own provisional valuation might be most awkward. Apart from that, as was pointed out at the last Meeting, such an arrangement could only involve double expense, because no district valuer would take upon himself—capable as he knew them to be—to decide off his own bat anything but the very simplest claim for compensation for land taken under compulsory powers; and that would mean that, in order to possess himself of the information necessary to make an award, he would have to have the parties before him, and possibly counsel and evidence as well, and directly he had made his award the aggrieved party would go to the tribunal above, and the whole thing would be done over again. He confessed he agreed with Mr. Andrew Young that he could see no advantage in carrying out such a suggestion.

A good deal had been said about the limitation of costs, and while it was very desirable that unreasonable and extravagant costs should not be allowed, yet it must be remembered that it was very important not to inflict injustice on people by refusing to allow them to have the professional assistance necessary to bring out a difficult case.

He thought it would not be at all unreasonable to give the proposed tribunal (or the arbitrator appointed if there was to be no tribunal, but simply a reference to a single arbitrator) the right to limit and disallow costs,

which he considered to be altogether unnecessary. But he thought they should remember that if they did away with all the temptations to speculative claims, and provided that all claims should be referred to a tribunal whose decision was almost certain to be right, there would be little inducement to swell costs ; and speculative costs would disappear very much as would speculative claims.

Mr. HAROLD GRIFFIN (Fellow) said he had read the Papers with a great deal of pleasure. They could both be recommended as a wholesome antidote to the Urban Land Report.

There were many matters dealt with in the Papers which he was sure both the eminent authors would agree were worthy of further discussion, but at the short time at his disposal he would mention only one or two. He saw no objection to any public authority being given power to purchase land for any specific purpose without it being necessary to obtain a special Act of Parliament, and he suggested that a local public inquiry should be held by a Government department, with power not only to hear opponents but also to decide on the merits of a proposal, although it might not be opposed. He did not see why the persons appointed to hold such inquiries should necessarily be Government officials, and he thought that gentlemen in a more responsible position and better known to the public would be much more satisfactory, such as the authors of the Papers or gentlemen selected from the panel of referees under the Finance Act. Were such power given, however, it should be coupled with two very necessary conditions. One was that the application for permission to purchase land must, if granted,

be equivalent to a notice to treat, and must be exercised within a limited time, and also if the land, after being acquired, was not used for its specific purpose within a limited time, it, or any part becoming surplus land after the purpose had been satisfied, must be sold. The second condition was that the person holding the inquiry, and the department with whom the decision was to rest, must be treated as a judicial tribunal entitled to ask for all the information required, but kept strictly aloof from *ex parte* influence. At present some of them knew that when a Government inspector was sent down he was so surrounded by the officials of the local authority, and so saturated with their side of the question, that it was wonderful if he had any capacity left for seriously entertaining any other view of the case.

They had heard a great deal about the shocking amount of expenses incurred in promoting Bills in Parliament. One would have thought that before such a dreadful waste of money took place the promoters would make thoroughly certain that they actually required what they applied for. It was, therefore, somewhat surprising to find glaring instances of statutory powers being obtained and then abandoned. A few years ago the South Western Railway Company obtained an Act for widening their line from Waterloo to Clapham Junction, and they scheduled adjoining property throughout the entire distance. After the Act was passed the company purchased a small plot here and there, and a few sites for signal-boxes, &c., at the side of the widened line, but nine-tenths of the property scheduled was never taken at all. He asked if it was fair to keep all the owners on tenterhooks until the company's powers expired.

Then that august body the London County Council had been guilty of a good many sins in the acquisition of land. There was a certain line of tramway from east to west along a main road on the south side of London. The Council conceived the idea of running a parallel line along another road only varying from 100 yards to 200 yards distance. An expensive street widening was carried out accordingly, and then the Council decided, what less gifted individuals might have seen at the outset, that the proposed tramway was not required, and the cost of the widening was therefore thrown away. They had also heard occasionally of such places as White Hart Lane, Tottenham, and of brickmaking and other enterprises at Norbury, which did not all redound to the credit of the Council.

There were also too many instances of conflicting views between different public bodies leading to litigation, which was such a noble pastime when the ratepayers had to pay the costs instead of the duly elected councillors themselves. How was land to be acquired when one public authority condemned by resolution the proposal of another local authority? It was not so very long ago that he was retained by a borough council to give evidence in opposition to the London County Council, who desired to have power to purchase property for the erection of a Council school. The borough council considered the proposal detrimental to the surrounding neighbourhood, and they appeared before a Select Committee of the House of Lords having charge of the Provisional Order Bill. In this case the London County Council were successful, but he would not be surprised if the site was abandoned after all.

As to the tribunal which was to settle questions of

disputed compensation, there was one feature of the trial of a compensation case before a jury which was very attractive to a claimant. It was that the verdict was given immediately on the conclusion of the trial. He doubted also if any other tribunal took a sufficiently adequate view of the serious risks incurred by a trader in endeavouring to establish a business elsewhere after being compelled to remove. He thought both the Papers were very valuable additions to the *Transactions*, and they were greatly indebted to the authors for them.

Mr. J. INGLIS DAVIDSON (Member of Council) said he was sorry that the distance between Edinburgh and London prevented him attending more of the Meetings of the Council and the General Meetings of The Institution, but he was very glad to have the opportunity of being present that night. He had not the privilege of hearing the Papers which were the subject of the discussion read, but he had read them with much interest, and he thought they reflected great credit on their authors not only in respect to their conspicuous fairness, but also in regard to the judicial conclusions to which both the gentlemen had arrived, though approaching these from different standpoints. Although they were told by the authors of the Urban Land Report that the ordinary surveyor in private practice was not possessed of a judicial mind, and was therefore an unsuitable arbitrator for fixing compensation, yet he thought that suggestion was negatived by the generally uniform results which the authors of the Papers had reached.

He also desired to congratulate them upon one matter which was a great merit in any report or

discussion, and that was their powers of compression, and of dealing with what was obviously a diffuse and many-sided subject in a remarkably concise manner.

As Mr. Howard Martin had touched on one or two of the points he had noted, he did not propose to detain them long, and he therefore passed over the first point of the Report on obtaining compulsory powers, as he entirely agreed with the view which Mr. Howard Martin had expressed that there was probably room for a simplification of the procedure subject to reasonable safeguards.

With regard to the other matters, however, he had one or two observations to make. Firstly, he would refer to the basis of compensation. They in Scotland had adopted the principle which he found obtained on the other side of the border, that the loss to the seller, and not the value to the buyer, ought to be the measure of compensation. He thought that was obviously a sound view, and it was a view which he believed was arrived at by the Courts with the object of protecting the undertaker; because plainly a claimant, who had a perfect right to obtain every value which his property possessed, apart from its value to the particular undertaker wishing to acquire it for public purposes, had no right, as one had seen in practice, to claim for any special value which the undertaking brought to the land. For example, where land was taken for a station, building value, which was created only by the advent of the railway, could not properly be claimed.

That was, he thought, the primary purpose for which the principle laid down by the Courts was arrived at, viz., that the claimant was entitled to receive the value to himself, but not the value to those interested in the undertaking. At the same time, whilst

market value stated generally was obviously the best guide and clue to the value to the vendor, they were all agreed that there were circumstances in which land might have a higher value to a particular vendor than the market value, and that ought not to be set aside.

He did not know whether any Members present had recently noted a decision in the House of Lords on an appeal from a Scotch Referee, Mr. Binnie, in which the point at issue was whether increment value duty should be payable on the sale price of a small property which was sold to a connection of the seller at a price which it was mentioned was above the market price of the property, and which was certainly above the provisional valuation. The Referee decided that in his opinion the price paid by the purchaser, who had a family interest in the property, was undoubtedly above the market value, but the House of Lords felt themselves bound by a previous decision, and found that increment duty should be paid on the actual price received. If they assumed for a moment that such a property had been taken under compulsory powers in the interval, and before the sale to a relative of the vendor, and assumed also that the Land Committee's recommendation of the District Valuer being appointed the Court of First Instance applied, he would have been in the position, that he would not have known presumably of that customer who was prepared to give more than the amount of the provisional valuation; and in the result, on his award the claimant would have obtained nothing but the amount of the provisional valuation.

On the face of it that case went to prove the unsuitability of the District Valuer as the Court of First Instance. He had great respect, as Mr. Martin had, for the district valuers; many of whom were

capable and excellent men in his part of the country, but their position would apparently be a difficult one. He supposed they all wanted to justify their existence, and such a thing as increment value duty was rather a valuable asset, particularly at the present moment. But a community taking land by compulsory power would want to acquire it at the provisional valuation, whilst the Chancellor of the Exchequer would want something in the nature of increment value duty, and therefore, he thought, they must dismiss the District Valuer as a completely neutral Court of First Instance.

In Scotland, he might say, the tribunal most favoured as a general rule, both by undertakers and claimants, consisted of two surveyors, with a sheriff or legal authority as umpire. Occasionally, but not very often, they had three surveyors, one of whom acted as umpire, and not infrequently they had a single arbitrator, in which capacity he had often acted. One advantage of the two surveyors, with a judicial umpire, was that it occasionally limited the necessity for evidence. Very often the surveyors appointed were acquainted with the property. He did not know that that in every sense was a judicial advantage, but, as a rule, it enabled the tribunal to get at the facts and at the local values, and with the assistance of the legal umpire to arrive at a just result.

The suggestion of appointing a land commission, or some such administrative tribunal, to assess compensation in such cases, did not find much favour on his side of the border. He might say that his practice was largely for the Scotch railway companies and for a good many of the larger towns, and so far as he knew he thought the general view amongst undertakers of that kind was that

they would prefer a single arbitrator or an arbitral tribunal constituted on the lines he had indicated.

With regard to the operation of Section 92 of the Act, which was referred to by Mr. Howard Martin, and which enabled the claimant to compel the undertaker to acquire the whole property, he had found in practice considerable hardships in the operation of that clause. He recollected one particular case of a short suburban line where there was what had been originally a small residential place extending to about 12 acres, but which had been absorbed into a more or less industrial district. The land, which was approaching building value, was not actually touched by the line, but a corner of it was passed in close proximity. In order to carry the line under the public road, the road authority insisted on a slope of about 1 in 50 for the approaches, and the result was that the altered road slope impinged for a few feet on the entrance to that old property. After litigation the railway company was forced to buy the whole land, and to pay about £15,000 for it, whereas they did not actually take more than about 15 or 20 square yards. He thought that was a case which clamantly called for amendment of the section. On the same line there was another great hardship. The line crossed the front of an old factory on an embankment, with a bridge over the road which gave access to the buildings. The technical effect of bridging the road and of the notice served in regard thereto was that the company was called upon to buy the whole factory, and they still possessed it. He thought those instances illustrated the necessity for some reasonable amendment, or, at any rate, for some more judicial application of the provisions of the section referred to.

With regard to the question of expense, which was the last thing he would touch upon, in Scotland they were not in the happy position which prevailed, he understood, in England of obtaining fees based on the *ad valorem* principle and with some reference to the award. They were paid on the principle of a rate per day, and he was bound to say he thought that principle sounder as regards that class of work, although for other valuations they proceeded on the *ad valorem* principle, especially in the case of large estates. He did not think it could be disputed that the expenses, in many of the smaller cases particularly, had been out of all proportion to the sums involved; and in Scotland that had led to the result that during the past 15 years he thought he might safely say he had negotiated settlements in nineteen cases out of every twenty which had come before him in advising undertakers. No doubt they had had to pay full rates, but the result had been very much more economical than fighting disputed claims, especially where the amount was comparatively small.

He had nothing further to add, except to say that as regarded compulsory allowance he thought the principle in England was one that was sounder than that adopted in the north. In the earlier days of railways, and after the passing of the Lands Clauses Acts, the practice was followed of giving 45 years' purchase for agricultural land taken for their construction, viz. 30 years' purchase, and 50 per cent. in addition. As regarded building and urban land, an addition of only 10 per cent. was adopted in Scotland as in England. Notwithstanding that agricultural land was no longer saleable at 30 years' purchase, the practice of giving 45 years' purchase was still maintained, and that was a matter which he felt at the present time required reconsideration.

Mr. FRANK HUNT (Fellow) said that on the 14th December The Institution passed a vote of thanks to the authors of the Papers, but he was not sure that the Land Enquiry Committee were not also entitled to some vote of thanks for having raised the question in a form which had secured full consideration of a matter which, judging from the Papers themselves and the subsequent discussion, showed it to be a matter of prime importance.

Possibly the fact which struck them most in the Papers and the discussion was the great degree of unanimity between the writers and the speakers, and to some extent the agreement with the conclusions arrived at by the Land Enquiry Committee. The remedies for such defects or unsatisfactory conditions as might be disclosed afforded wide opportunities for difference of opinion, but again it was extraordinary that in the Papers and speeches the suggested remedies did not vary very widely. That fact was perhaps the more remarkable when it was remembered that those engaged upon the Land Enquiry Committee itself were not perhaps previously well versed in the subject they started out to inquire into. Mr. Young had pointed out that he had over forty years' experience in connection with the compulsory purchase of land. He (Mr. Hunt) had heard one of the gentlemen engaged upon the Enquiry make an observation to the effect that he had been engaged from twelve months to two years in making those inquiries, and he thought as a result that he knew all there was to know with reference to the compulsory purchase of land and the working of the Lands Clauses Acts. His own experience went back for about half the time covered by Mr. Young's experience in connection with the Lands Clauses Acts, but in those twenty

years he had seen a good many developments, and very knotty points had come up for discussion, notwithstanding that the Lands Clauses Acts had been in operation for a period of some fifty years before that.

Only quite recently—since the Papers were read, in fact—an important case had been considered in the Courts, which made one a little uncertain whether the views expressed by the writers of the Papers were quite in accord with the latest judicial decision. Mr. Mathews had said that the difference between “value to owner” and “market value” was merely the alteration of a phrase. Mr. Young also, on the basis of the decision of the House of Lords in the Plymouth case, came to the conclusion that there was very little difference between “market value” and “value to owner,” having regard to the terms of that decision. But recently the Courts had been considering a case which raised the whole question of what was to be the real basis of compensation when property was taken, and it was interesting to read the conclusions at which the Court arrived after examining the authorities. He would like to quote them because they repeated in a very short and conclusive manner the points which the Court felt they were bound by authority to adopt as the basis: “(1) The value to be ascertained is the value to the vendor, not its value to the purchaser.” That was a truism in that room. “(2) In fixing the value to the vendor all restrictions imposed on the user and enjoyment of the land in his hands are to be taken into account, but the possibility of such restrictions being modified or removed for his benefit is not to be overlooked. “(3) Market price is not a conclusive test of “real value.” Apparently the Court had in mind a different meaning for “market value” from that which

the House of Lords had in the Plymouth case. “(4) “Increase in value consequent upon the execution of “the undertaking for or in connection with which the “purchase is made must be disregarded.” That was a point which had been referred to again that evening. “(5) The value to be ascertained is the price to be paid “for the land with all its potentialities and with all the “use made of it by the vendor. (6) The true contractual relationship of the parties—that of purchaser “and vendor—is not to be obscured by endeavouring “to construe it as another contractual relationship “altogether—that of indemnifier and indemnified.” That seemed to upset the old conception of what was the basis of value under the Lands Clauses Acts.

They had come to think that the basis in practice under the Lands Clauses Acts was the loss the claimant sustained, but apparently the Court seemed to indicate that that was not the true basis, but some other basis which was not clearly defined. It was true they were dealing with an award made by a legal arbitrator. The facts were that a strip of land which formed part of a larger property abutting on an important thoroughfare, was being taken. In the arbitration proceedings he believed counsel for the claimants did not challenge the fact that the whole extent of the loss they really sustained was between £3,000 and £4,000, but the value of the part considered by itself was found by the arbitrator to be about £18,000. The loss to the claimants was the lower figure, but on the authority of the decision of the Court they were able to obtain a figure something like five times the amount of the loss to the claimant. He believed it must be considerations such as those which led the Land Enquiry Committee and the authors of the Papers under discussion to feel that some change

in the basis determined by Parliament or the Courts was necessary.

At the time of the last Meeting he was inclined to agree with Mr. Young that there was little difference between value to the owner and market value, but after that decision he was a little sceptical whether that basis would be right and fair to public authorities, particularly as Mr. Mathews had said that the essence of any good code of compensation was that it should be fair to claimants and purchasers.

With regard to the method of obtaining compulsory powers, he thought there was no doubt that both the writers of the Papers and the speakers had agreed with the Report of the Land Enquiry Committee that there should be some simplification of the procedure and reduction of expense. The point had been raised on the last occasion by Mr. Oakley, who entered objection to the smaller authorities being entrusted with such wide powers. Mr. Young, however, referred to "responsible public authorities," by which he understood him to mean county councils governing the larger areas. Mr. Harold Griffin's experience—if it were an experience, which he ventured seriously to doubt—as to the inspectors appointed by the Government departments to hold local inquiries, would be very sad if it were true. His own experience was that the inspectors were men of character, able to discharge their duties in a proper and judicial way, and that the officers of local authorities knew how to play the game, and did not take advantage of their position to attempt to influence the decision of inspectors.

There were one or two points in connection with Mr. Mathews' Paper to which he wished specially to refer. Mr. Mathews appeared to suggest that some of the com-

plaints against the present procedure must be due to the fact that improvements were costly. He (Mr. Hunt) did not so read the complaints in the Land Enquiry Committee's Report. What he rather gathered them to be driving at was the fact that even where an owner was willing to sell a property, free of all restrictions, for any purpose the purchaser chose to take it for, directly there was a notion that a public authority was in the field, he usually carried his demands to the point of refusing to sell unless he got a considerably higher price. He had in mind a large property in London, which had been offered to several public authorities in turn during a period of two or three years, and declined. Another public authority which was able to make use of the property for a special purpose, but which knew the circumstances of the previous negotiation, instead of going direct to the owner, negotiated without disclosing their identity. The result was that their agent brought back a contract for the purchase of the property at £22,500, although over £30,000 had been asked previously. There had been no change in the circumstances, but previously, from the mere fact that a public authority was in the market, it had been thought that an unduly large figure might be obtained. It was not a case of restrictions in that particular instance, and the most glaring cases of unconscionable prices being asked often arose where the owners possessed no adjoining premises which could be affected by the user of the property taken.

The second point in Mr. Mathews' Paper to which he would like to refer was one which had been a matter of great interest to him. Mr. Mathews stated that since the Metropolis Management Act of 1862 the provisions of Section 92 of the Lands Clauses Act had not

applied to any street widenings in London. If that were true all he could say was that many of the Parliamentary fights and compensation contests during the last twenty-five years had been entirely unnecessary.

In conclusion, he thought The Institution could be congratulated on the high level upon which the authors of the Papers had dealt with a subject which one might have anticipated from its nature would give rise to discussion on partisan political lines, and the discussion had been maintained on the same high level with perhaps one exception. It seemed to him essential that subjects which were within the range of partisan politics should be dealt with in that Hall apart from those political considerations, and discussed purely and simply from the professional point of view. He personally held the view, and urged it whenever possible, that no legislation with regard to real estate should be undertaken by any Government without first seeking the advice of those best able to give it on purely professional lines. The discussion on the Papers at present before them should go far to establish the confidence which a Government ought to feel in an Institution like their own.

Mr. SYDNEY F. BARTON (Fellow) regarded the subject under discussion as one which could not be dealt with in detail in one or two evenings, but the essential points had already been touched upon in the discussion, and any endeavour to break fresh ground would be a difficult matter. The most gratifying thing, and one which had appealed to him very much during the last two Meetings, was that there seemed to be a unanimous feeling that some reform was necessary, and that was the first essential to the reform being carried out. When any reform was mooted one was generally met with, "Oh,

“it has always been so, and what can one do?” But when the public realised that some change was necessary, they might rest assured it would be accomplished.

With regard to extending the powers which might be given to local authorities, and so forth, for obvious reasons he did not wish to touch upon the possible part which district valuers or the Valuation Office might play in future legislation. But he thought the suggestions on page 103 of Mr. Young’s Paper offered an excellent basis for future legislation.

There was only one thing which should be borne carefully in mind, and that was that the powers given to such bodies as borough councils and district councils should be very small. With all due respect to them, many of them were honestly not fitted to carry out any very extensive alterations or big schemes on their own responsibility, and he attached no importance at all to the remark that the public would be protected by the fact that councillors had to seek the suffrages of their constituents. By the time that necessity arose, all sorts of things could have been done involving a neighbourhood in large expense, and it would then be too late to alter it. Nevertheless, he considered the paragraphs “(a), (b), and (c),” on page 103 of Mr. Young’s Paper, offered a very sound basis.

With regard to Mr. Griffin’s remarks, he admitted that they left him unmoved. In the first place, they knew nothing of the whole circumstances attaching to those particular cases, and, in the second place, he thought it would be extraordinary—having regard to the magnitude of the various schemes carried out by such bodies as county councils and similar authorities—if no mistakes were ever made.

As to the tribunal, it was impossible for him to suggest what part might be played by the district valuer. He thought, however, that any tribunal would be only too glad to have the independent opinion of the district valuer after all the conflicting evidence which was invariably advanced, because the enormous amount of information gathered by the Valuation Office during the last four years was now of such importance that it could not be ignored.

There was only one point in the two Papers which seemed to strike a jarring note, and that was in Mr. Mathews' Paper on page 128. The remark made with regard to district valuers was fairly common four years ago, but he was surprised that anybody could be found to make it in 1914. He could not appreciate the logic which maintained that immediately a Member of The Institution went into a Government department he changed his character. He was confident that no district valuer was likely to pervert his opinion, or do anything not strictly above board, any more than any other Member of The Institution.

He agreed with the view expressed by one or two Members that juries should most decidedly be abolished, and as a natural consequence he thought counsel would go with them. Before an arbitrator who knew his business counsel became unnecessary, and in the result they needed neither jury nor counsel. If the question of costs were left in the discretion of the tribunal, that he thought would soon settle the question of market value. In theory market value, as intended by the various Acts in force, should be the value they were all seeking, and which certainly ought to be given. In practice it did not work out, owing to the fact that three things entered into consideration,

juries, counsel, and the absurd law as to costs. It would also follow that the 10 per cent. should be retained as a natural consequence. As things were, the 10 per cent. appeared to him an anomaly, but if they got the property down to its proper market value the 10 per cent. seemed only reasonable.

Of course they could never get perfection by legislation, and perfection could not be attained until all owners felt that it was a contemptible thing to ask too much for their property, and all statutory authorities felt it was beneath their dignity to offer too little. That time was not yet, but they might hope. That at least cost nothing.

Mr. E. A. RAWLENCE (Member of Council) thought they were generally agreed that there was room for improvement, but what they had to guard against in the swing of the pendulum was that they did not go too far the other way.

In connection with the question of costs, if umpires and arbitrators had more discretion, he felt that the whole cost and length of proceedings would be greatly curtailed, and no doubt many claims which were expanded too much would be cut down; so that to adopt that proposal would automatically effect a cure.

On the question of selling land he did not think the seller should be turned into a willing seller. That principle was not brought into the handling of any other property.

The remedy suggested, that public bodies should have powers given to take what they wanted, would have to be used with great discretion. He had recently had an experience of it in the case of an urban council, where after a great deal of looking round they settled

on a site for building cheap cottages. He was afraid the scheme was put forward by a certain section with a view to vote-catching, and a site was settled upon, and carried practically unanimously in the council. Application was then made to his client to sell. Those acquainted with the circumstances saw that the site chosen was very unsuitable, and he personally felt it would not really meet the requirements of the urban area. His client said, "You can have the site if you like, provided the voters care to have it"; so it was decided to take a referendum of the electorate upon it. Cards were handed round and collected in a ballot-box, and out of 800 voters 600 were against the acquisition of the area for cottage building purposes, which had been carried unanimously by the council. It was obvious, therefore, that a council might go wrong if left to itself, and even go against the feelings of the public. Power extended to urban bodies to purchase areas might turn out right, or it might turn out wrong, but he thought it was importing a very doubtful improvement to allow them to be able to try it.

As he had said before, he thought they were all agreed that something could be done, and something perhaps should be done. Further, he was sure The Institution was extremely obliged to the able gentlemen who had read the Papers, and also to Mr. Howard Martin for his remarks in opening the discussion that evening. So far as he personally was concerned, he was extremely interested in all that had been said.

Mr. E. WALLACE SMITH (Professional Associate) said he must crave their indulgence as that was the first occasion on which he had spoken in that room.

As one who lately had had the honour of being a valuer under the Finance (1909-10) Act, 1910, he felt some sympathy with the district valuers who Mr. Mathews thought were likely to be biassed because of the possibility of securing increment duty. Those grounds seemed a little insufficient. Mr. Mathews also suggested that the district valuer might feel bound by his own original provisional valuation as at 30th April, 1909. Conceivably he might where, upon investigation, he found no evidence of change in value. But probably in the vast majority of cases, though no change in value might have occurred, yet the circumstances, basis, or premises of the valuations in 1909 and for the compensation might be entirely different.

For instance, let them take the case of a small residential estate of 20 acres on the outskirts of a town. In 1909 the owner required a separate valuation of 10 acres of ripe building land, fronting a road, the remaining back land and the house being the complementary valuation. The district valuer having put full building value on the front land might have seriously depreciated the value of the house with the back land because of the assumed cutting up and selling off of the frontage. If the back land and house only were scheduled for an undertaking, no one could advance the opinion that the depreciated value of the original provisional valuation should be taken for compensation.

Again, fifty cottages, with curious shaped and intermingled boundaries, being separately valued, each site would be much depreciated owing to its shape and situation, yet if the cottages were condemned and demolished the aggregated sites would be very valuable for some public purpose. In such a case the aggregate

of the site values of the original provisional valuations could not possibly be adopted for compensation purposes.

Obviously in most cases, apart from the change in value, the basis of the valuation for compensation would be quite different to the basis under the Finance Act, 1910.

A more cogent objection to the district valuer was that in many cases his official position would tend to make his valuation one by the State for the State. Possibly an advantage would accrue from the district valuer sitting as one of two arbitrators, so that the bias of the official and non-official arbitrators might each eliminate the other. There would appear to be much to be urged in favour of such a proposal, particularly when it was remembered that the district valuer had received records of all transactions in property in his district since 1910.

With regard to the basis of value. The Land Enquiry Committee suggested that of the Finance Act, 1910—the price obtainable by a willing seller. Mr. Young preferred “full market value,” or “the price a willing “ vendor would accept from a willing purchaser.” The trouble with any definition was that it was the parent of definitions, and it would seem no final interpretation of the meaning of the Finance Act basis had yet been reached. Absurd as the question might seem, he would yet inquire if it included the principle of value to owner or of assuming the actual owner amongst all hypothetical competitors for his property? The fact of the statute being a taxing statute seemed at once to preclude that, for in taxing a man’s possessions one could seemingly only tax the value he could obtain for them. Yet there was a difficulty in special cases, and the Master of

the Rolls, in the Plymouth case, said "a willing seller, " whether Mrs. Buchanan or not, must be assumed," so that already instead of a person they had an hypothetical willing seller.

A curious case might be instanced, viz., that of a piece of land specially worked, with erections thereon and structures therein, all specially and only purpose-built or adapted for the production of a patent article. The owner of the land was the proprietor of the patent. The intrinsic value was £20,000. The selling price obtainable by the owner not more than £1,000, for none other than he could use the buildings and land to the best purpose. What was the total value under the Finance Act, 1910, £20,000 or £1,000? It could be either as one included or excluded the actual owner as a competitor for the property. Other special cases of the kind would occur to all present. If therefore the Finance Act, 1910, did by a singular chance include the principle of the hypothetical owner and purchaser, it would appear that the Land Enquiry Committee was right in suggesting that basis for compensation. Apparently it said, "There is the property. " What is it worth to all comers?" Its regard was to the thing not to the interests, and such matters as special adaptability were provided for. But there entered Mr. Mathews' objection that an aggregate of the values of interests subsisting or even possibly the value of a single interest might exceed the value of the property. Such a result could only flow from other factors than the value of the property—from severance, disturbance, and the like. Those matters might be the subject of a special valuation and be scheduled in Part 2, Part 1 being the value of the property. The allocation of Part 1 and the items of Part 2 would seem to give rise to no difficulty.

He would like to express his personal appreciation of both Mr. Young's and Mr. Mathews' Papers, especially of their impartial tone. The opinions expressed in that room were professional opinions, usually those of men of very long experience. Though the individual interest could not be allowed to obstruct the public interest unreasonably, yet the public interest should not be allowed to become the modern juggernaut. Respect must be paid to contracts and scraps of paper like title-deeds, and moral ends must be attained by moral means. Any number of street improvements would not compensate the community for the banishment of justice and equity.

If the public wished to live in its cities like gentlemen it must be ready to pay the just bill and not more than the just bill, and possibly there must be a readiness to economise on picture palaces or golf, week-ends, or motor cars.

He considered it to be of the gravest importance that the public should continue to look with confidence to their Institution for professional guidance, for opinion based on experience, not on prejudice or partisan interests, and that the highest privilege of The Institution was the yielding of help in the adjustment of laws and sanctions to modern conditions with the avoidance of injustice, injury or inequity, private or public.

MR. C. HERBERT BEDELLS (Fellow) observed there was one point he would like to put forward in the way of a suggestion, viz., whether as a preliminary tribunal or machinery for the ascertainment of value the procedure they were so familiar with in London, which they knew as the "third surveyor" procedure, could not

be adopted for the ascertainment of compensation in ordinary cases of land taken by compulsory powers. At present two surveyors, the surveyor appointed by the owner and the surveyor acting for the purchasing authority, did meet in a preliminary way with a view to an arrangement, which in a large proportion of cases actually issued in arrangements satisfactory, more or less, to the parties concerned. But he fancied just as they found the advantage arising from the introduction of a third surveyor—not as an umpire to act over them, but as a third surveyor to act with them—in complicated questions affecting rights of adjoining owners of property, so if in cases of compulsory acquisition of land there were an arrangement whereby a third surveyor could be appointed to act if needful with the surveyors appointed by the claimant and the purchasing authority respectively, it would have a like effect in modifying differences which often would otherwise exist between the two surveyors, each looking at the matter only from his own point of view. The essence of the “third surveyor” procedure was that the award of two out of the three surveyors was necessary to make an effective award—therefore the views of the surveyors to the claimant and promoters respectively had to be modified to a certain extent, as each would seek to satisfy the third surveyor as to the reasonableness of the position he took up as to the basis for compensation, so as to gain his concurrence in and signature of an award as to value.

The heavy costs of arbitration proceedings put both the surveyor to the promoters and the surveyor to the claimant at a disadvantage. The promoters’ surveyor was at a disadvantage when the threat of arbitration proceedings made him give more by way of compensation than he really considered just, he being undesirous

of putting his client to the expense of contested proceedings, because whatever the verdict, the purchasing authority as a general rule had to pay its own expenses. On the other hand the surveyor to the claimant, especially when acting on behalf of a claimant with small means, was at least equally handicapped by the heavy costs of arbitration proceedings, as he knew his client had not the means to fight on equal terms with a wealthy company or a public body which had powers to draw upon the ratepayers' purse. If, therefore, any procedure could be adopted whereby the effect arising from the cost of formal proceedings could be eliminated, it would distinctly improve the chances of equitable settlements, at which of course it was, or should be, the object of everybody to arrive.

Under the Building Act procedure the three surveyors had to deal with questions of compensation—with regard to disturbance, for instance—and that procedure had certainly stood the test of practical experience. He was sure the President would bear him out in saying that certainly not in 10 per cent. of the cases was the third surveyor ever called upon to act—the mere fact of there being a third surveyor selected by the two surveyors at the commencement of the proceedings being quite sufficient to make them reasonable in their approach to each other. And he believed, though he submitted the suggestion with diffidence (because any alteration of procedure in the settlement of claims for compulsory acquisition of land must rest with those of wider experience than he could lay claim to), that if some procedure of the kind he had suggested could be adopted, it would result in a far larger proportion of cases being settled on a satisfactory basis, and with great saving of expense. There would be many cases no doubt in

which the three surveyors would not be able to arrive at an award, but their labour would not be wasted. Not being arbitrators they would be free to give evidence at subsequent proceedings; and he thought they would have prepared a great deal of material to simplify the subsequent hearing of the case, by agreement as to facts, and also probably by arriving at some agreement as to the basis of the claim.

As to the nature of the ultimate tribunal of appeal which would have to be provided to meet cases which would arise, he thought that the single arbitrator was undoubtedly the simplest and the best, if a single arbitrator could be agreed upon. But failing such agreements there would have to be a tribunal of appeal, and the tribunal of appeal under the Building Act afforded a very good precedent to go upon.

There was also, in his opinion, a function for the district valuer to fulfil in disputed cases. He did not think that official should have anything to do with the actual settlement of the amount of compensation, but he agreed with Mr. Barton's remark, that the amount of material and information which district valuers, by virtue of their office, had acquired, was an asset which ought not to be entirely neglected, and he thought that where cases did go to a tribunal of appeal, that tribunal should have the right to call the district valuer in regard to facts and circumstances generally within his local knowledge. In such circumstances the district valuer would be an impartial person whose evidence would be given simply to assist in the elucidation of difficulties that might arise. He would be glad if his suggestion could be considered, because he really believed that though modifications might be needful in points of detail, the principle if adopted would issue in a much

larger proportion of cases being satisfactorily settled, without the attendant expense of litigious proceedings than was at present the case.

The PRESIDENT announced that the following communication had been received from Mr. J. H. Townsend Green (Fellow), which, as the hour was late, he proposed should be taken as read and be printed in the *Transactions*:—

I should like to add my thanks to those which have already been accorded to Mr. Andrew Young and Mr. L. O. Mathews for their Papers.

Mr. Andrew Young's name has been a household word among compensation surveyors for many years, and it is fortunate that The Institution has received so valuable a contribution from his store of knowledge, and we undoubtedly thank Mr. Mathews for his "opposition." If I may say so, it is a tribute to Mr. Young's broad-mindedness that he should, after so many years of practice under the existing system, come before us as the apostle of reform. This evening is perhaps his first public appearance since his retirement from his official position. I am sure every one in this Institution wishes him many years of health and the fullest enjoyment in private practice of the high position in the profession which is his due reward.

I gather Mr. Young is to a large extent in accord with the proposals of the Land Enquiry Committee, but not entirely so, and Mr. Mathews is in sympathy with certain of the proposals. All surveyors will find many details in the Report with which they can agree. From my experience I should express the opinion that there is a real need for better facilities to be given to public and

semi-public authorities for the acquisition of land. The delays and the expenditure incident to obtaining special Acts of Parliament are enormous, and although procedure by Provisional Order has resulted in simplicity for light railway, education, and other purposes, the improvement does not go nearly so far as is desirable. And I believe that new general powers, based somewhat on an amended procedure of Michael Angelo Taylor's Act, enabling public authorities to acquire lands after mere resolution of, say, two-thirds of its members, would prove greatly to the public good.

But while saying this, I would add that to place in the hands of public authorities such ready power to acquire the lands of private owners would, in time, have the effect of strengthening rather than of weakening the protection given to the landowner, in the attempt to ensure that he shall be paid a proper price for his land. The landowner's protection primarily depends upon the basis upon which the price is to be assessed, coupled with his right to compensation for severance and injurious affection.

As regards the basis of value to the owner, the Land Committee say it is unsatisfactory. Mr. Young arrives at the conclusion that there should be a statutory definition of the principle, and proposes value in the market as between willing vender and purchaser, or indeed, market value, with a solatium of 10 per cent. for compulsory dispossession ! while Mr. Mathews gives the opinion that there is no difference between the two definitions of value. I entirely disagree with the latter conclusion. In my judgment value to the owner is quite different from market value. Confirmation lies in the anxiety of the Land Committee to get away from value to the owner, and Mr. Mathews himself gives an

example which denies it when he says "The value of
" the property to the owner, *unless* he happens to be
" also the occupier, is the price he could get for it in
" the market."

Market value does not apparently exclude an anxious buyer, but it presupposes a willing seller, whereas in all the cases in which differences occur the seller is unwilling. I am convinced that market value means a lesser value than does value to the owner, and I entirely fail to see why any landowner whose property is taken away from him should be expected to accept anything less than the fair value to him.

Equally I cannot understand the argument that payment should not be paid for damage done by injurious affection. It is true that sums so paid often appear large, but I venture to say that the vast majority, if not all, of such cases would no longer cause surprise if there were a full knowledge and appreciation of the facts. Very often, I fear, the clamour that too much compensation has been paid comes from persons with little or no actual experience of such cases. The argument put forward that no compensation is given to parties who have been prejudiced, although their land has not been taken, as a reason for depriving the owner better situated seems to me a reason for remedying the unfair position of the one rather than for depriving the other of justice.

Cases can occur and sometimes do happen where new railways are made under the Lands Clauses Acts in which an owner receives compensation for land taken and injurious affection, irrespective of the fact that the proposed undertaking will often improve the value of the remaining land. Such circumstances are rare.

Similar cases can arise where sewer easements are taken. Such cases are unfair to promoters.

Section 13 of the Light Railways Act, 1896, provides a remedy in betterment, but it only applies to light railways. It has surprised me that the section has not been given prominence by the Land Committee. I have known a great many cases where it has been usefully applied by promoters with perfect fairness to owners.

I observe Mr. Young does not approve the scheme which places the duty on the district valuer to assess the compensation, and Mr. Mathews names many objections to it, with which I agree. Indeed, I am sure it would prove unworkable. The practice of the district valuer tends to make him an advocate for uniformity. He would necessarily start prejudged in favour of the provisional valuation, which now applies to circumstances nearly five years old. He certainly would be often likely to adopt a lower standard of value than a common opinion would justify, unless I misjudge the conclusions to be drawn from the Lumsden case.

The district valuer's duty is to assess a total figure. In leasehold cases the owners of separate interests would be ignorant of what their individual shares were to be, and the uncertainty would lead to objections with the incident costs. The procedure would put it in the power of an unscrupulous owner of an insignificant interest to force all the other parties to a contest, unless they agreed to give him out of the common total a greater share than he was entitled to. The more the proposal is examined, the less workable it appears.

There is a general complaint running through the Land Committee Report, and Mr. Young endorses it, that the costs of assessing compensation are too high, but I should like to point out this complaint only

relates to the costs incident to contested cases. Mr. Young will, I am sure, agree with me there, but the same complaint is common to all classes of litigation. Contests do not occur except in connection with a small percentage of the properties which are bought, so that the complaint is not really so serious as might be thought. As regards contested cases it is supposed to be within the power of purchasing bodies to protect themselves against costs by making an adequate offer. There are sometimes difficulties in this, I know, but the very existence of those difficulties rather proves the uncertainty of valuation. Even when promoters have to pay the costs they are not mulcted in any sums the landowner chooses to pile up—as the Land Committee seem to think—but the costs are subject to taxation and the master disallows witnesses whom he considers to have been unnecessarily called and any unnecessary costs. The balance between taxed costs and costs a landowner chooses to pile up fall upon and are paid by the landowner in every case. I know of no encouragement given to landowners to pile them up, and his desire to employ the highest authorities is natural. A contested case is to the landowner an event of a lifetime, but he cannot make unsuccessful promoters pay more than taxing masters will allow.

That the Land Committee consider there are objections to leaving the final settlement of these cases to arbitrators who are in practice is, I consider, unfortunate. My own view is that no better final tribunal could possibly be found than a single arbitrator who is a practising surveyor. The trend of the Report leads me to think the main objection to a surveyor as arbitrator is a desire to be able to buy land cheaper, and a fear that practising surveyors will not assist in this end by

reason of possessing a bias to the old order even after the new is provided. Past history is against that apprehension. Surveyors have loyally accepted and carried out the provisions of the Housing Acts, which Mr. Young describes as penal provisions. They have mastered the provisions of the Finance (1909-10) Act, 1910, and assisted in the preparation of the great valuation thereunder. If the proposals of the Land Committee became law they would equally conform and assist in carrying them out. I firmly believe from my own experience that a system of arbitration would be found far more practical and convenient than any other system proposed.

Mr. L. O. MATHEWS (Fellow), in reply, said in the first place he would endeavour to remove what he thought was a misapprehension in Mr. Barton's mind when he remarked that something he (the speaker) had said in the Paper was liable to give offence to the district valuers. If that was so he was extremely sorry, but he could assure them that there was no intention of that sort on his part. He thought if they would read carefully what he had said, they would find there was really nothing in the Paper to which exception could be taken on that ground. He had the very highest opinion of district valuers, many of them were his own friends, and the last thing he would wish to do would be to say anything which would give them offence.

The speaker did not quote the particular sentence to which he objected, but if they referred to the Paper they would see that what had called forth the remark was that in the Report of the Urban Committee it was given as an argument against having surveyors as arbi-

trators that they might have acted for either one party or another on a previous occasion, a fact which it was stated might be liable to give them an unconscious bias. That argument was brought against surveyors being selected as arbitrators, and he only wished to point out that exactly the same thing applied to district valuers, who had acted for one party previously, in fact, as paid servants of the Government they only acted for one party. If that was to be the position in the case of the Government, it was just the same as if a surveyor who was agent for an owner was appointed as arbitrator to settle the price to be paid for that owner's land, an obviously undesirable course. That was the only point he wished to make; there was nothing whatever offensive to district valuers in his meaning.

Mr. Howard Martin made some very sound remarks on the subject of the basis of value, and he would go even further than Mr. Howard Martin did, by saying that he thought a great deal of the confusion of mind on the subject of the basis of value was due to too many attempts having been made to define it. The draughtsman of the Lands Clauses Act was evidently a very wise person, because he contented himself with merely using the word value, and did not attempt to define it in any way whatever. In fact, he probably said to himself that the word value was a perfectly definite one, everyone knew the meaning of it, and nobody could possibly make a mistake about it; and ever since then everybody has been asking what was value. Even such expressions as "value to the owner" and "market value" did not really add anything to the meaning of the word "value" taken by itself. Therefore he thought that by inventing so many expressions they really only confused the issue, because although

one could not define "value," everybody knew what was meant when the word was used, and there was no real difficulty in actual practice in applying it to any particular case with which one had to deal.

Mr. Hunt made two remarks in connection with something he had said in the Paper. The first was that he had said that the local authorities complained that the cost of improvements was too great, but that the real ground was not that the cost was too great, but that the owners asked too much for their land, in fact, more than they ought to ask. As a matter of fact, that was what he did say, if they referred to the Paper, *i.e.*, "The only conclusion which can be legitimately drawn from the evidence submitted is that there seems to be a fairly widespread feeling among those representing local authorities that they are at a great disadvantage in purchasing land for public purposes, and often have to pay a higher price than would be accepted from a private individual." He quite admitted that there were cases in which people asked exorbitant prices which they had no right to ask ; he did not deny that for a moment.

The other point Mr. Hunt mentioned was in relation to Section 92 of the Lands Clauses Act. Mr. Hunt held that he was incorrect in saying that since the passing of the Metropolis Management Act, the section (Section 92 of the Lands Clauses Acts) had not applied to street widenings in any part of the metropolis. He (Mr. Mathews) must confess that as a matter of fact that actual sentence was taken out of the Urban Committee's Report, and therefore if it were not correct, it was their mistake and not his, as he did not profess to have any special or personal knowledge of the position in the metropolis.

He thought those were the only points he had to refer to, but he would like to say in conclusion, that in his opinion the discussion had been carried on in a very reasonable way, and one of the things which had struck him was the moderate attitude taken up by every speaker. He was also rather struck when he heard Mr. Andrew Young's Paper. Mr. Young was supposed to be representing the side of the purchasing authority, and he, the speaker, was supposed to be representing the side of the vendor, yet if they analysed the Papers it was really surprising what little difference there was between them.

MR. ANDREW YOUNG said he would not keep them a minute as he proposed to forward his reply in writing, but he wished to let the Members know that he could speak, and it was not because he could not reply that he did not do so then, but because of the lateness of the hour. He desired, however, to take that opportunity of expressing his indebtedness to the Secretary for having so kindly undertaken to read his Paper; he did it so well, that while listening to him he was almost inclined to congratulate himself upon having temporarily lost his voice.

The proceedings then terminated.

MR. ANDREW YOUNG has sent the following reply in writing :—

I find that there is little for me to reply to in what has been said during the discussion.

On the point of market value I fully anticipated considerable difference in opinion, but it was generally agreed that this should be the test of value to the owner.

In the light of the Plymouth case, this would include injurious affection and betterment, but Mr. Mathews, and some of those who followed, considered that compensation in addition to market value should be paid.

It is rather difficult, in view of the decision of the Master of the Rolls, quite to follow this reasoning. In the first instance it is to be a willing sale apparently without restrictions. The vendor would know that he would lose control of the area of the site, and, if well advised, would sell only at a price which in fact included all the disadvantages which follow his parting with possession and control. To give market value as defined by the Master of the Rolls and then give damage as well would surely be paying the owner twice for the same elements of value to him.

There appeared to be a uniformity of opinion amongst the speakers that the Land Enquiry Committee are justified in their view that the time has come for some alteration in the laws relating to the acquisition of land under compulsory powers. I am glad to find that it was generally considered that an enactment embodying the principle of Michael Angelo Taylor's Act would meet the case.

I have only to add that I have been struck during the course of the discussion of the two Papers by the remarkable unanimity of opinion on a subject which we might have well supposed to be highly controversial.

This only confirms me in the opinion which I have been led to form as a result of my professional experience. I have always found that when two members of the pro-

fession meet with the sincere and honest desire to come to an agreement on any matter that, although at the outset the points at issue between them may be considerable except in exceptional cases, there is no difficulty in arriving at a settlement.

This is only as it should be, and, in closing, I may repeat what I said on a former occasion, namely, that if the same spirit could be maintained in the deliberations and utterances of The Institution they would carry the weight they should with our Legislatures.

THE REPORT OF THE LAND ENQUIRY COMMITTEE:

URBAN LAND TENURE.

By J. GEORGE HEAD (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 25th January, 1915.*

HOWARD CHATFIELD CLARKE (President) in the Chair.

The PRESIDENT, having invited new Members attending for the first time to come to the table for the purpose of introduction, announced that there was present that evening, as a visitor, Mr. David Lindsay, a distinguished colonial surveyor of large experience not only in South Australia but all over the Australian colonies, and a Member of the Council of the Society of Surveyors in South Australia. They were all delighted to have the opportunity of welcoming him, and saying how much they wished success to the Commonwealth and its surveyors—a success which they so well deserved. He remembered being in Adelaide—he was almost afraid to say how long ago, but it was somewhere about 1879—even then he was struck by the laying out of the township, with its rectangular streets and wide open spaces, with good planting in many of them. He felt

he was speaking for them all when he said that they welcomed Mr. Lindsay very heartily.

The PRESIDENT then called on Mr. Head to read his Paper on "The Report of the Land Enquiry Committee—"Urban Land Tenure."

Having been honoured by a request from the Council of The Surveyors' Institution to write a short Paper on Urban Land Tenure, I feel I cannot do better than follow the Report of the Land Enquiry Committee, with which all surveyors are doubtless familiar. I find it desirable, in the first place, to state that the section in question occupies 156 pages of that Report (pages 343-498). It describes the various forms of tenure under the following heads: Freehold, Copyhold, Leases for Lives, Short Leaseholds (under 99 years), and Long Leaseholds exceeding that period. It sets out the respective advantages and disadvantages, giving copious instances of the latter, and suggests the remedial measures by which the alleged defects may be amended, the application of the remedial measures being entrusted to a Court of Land Commissioners, who will also deal with other matters arising in connection with "The Land."

The pages of the Report provide most interesting reading, and one cannot but be impressed with the immense amount of labour and ability expended thereon, with the endeavour of the Enquiry Committee to look fairly at both sides of the question, and the excellence of the aim to which the arguments are directed.

At the same time many of us will be unable to concur in the conclusions reached by the Committee, or even to admit that the instances advanced are in all cases convincing. In any event it will not be disputed

that the most careful consideration is needed before assenting to remedial propositions which, to say the least, may seriously disturb the equilibrium of the relations which exist between the respective parties interested in land tenure. A close scrutiny, therefore, is necessary, not only of the hardships and anomalies complained of, and of the proposed remedies, but also of the effect which such disturbance might have upon the wider subjects of freedom of contract and the individual rights of the citizen. It should at once be said, however, that the magnitude and variety of the subject, both in principle and in detail, are such that to deal fully with the subjects mentioned in the Report (in itself highly condensed) would require a large volume. All that is possible in such a Paper as the present is to examine the principles underlying both the complaints and remedies proposed for their amendment. In so doing, the questions which present themselves for our consideration are:—

- (1) Whether hardships and anomalies, irremediable by present law, do really exist between the various parties to land tenure ;
- (2) Whether such hardships or anomalies are merely such ordinary incidents as necessarily exist in a state of society in which the liberties and desires of every individual are bounded by the rights of his neighbour, or whether they constitute an injustice which calls for legal remedy ;
- (3) Whether such legal remedy is practicably possible ;
- (4) What should be the nature of the tribunal to which the administration of the remedy should be entrusted.

The Report passes comparatively lightly over freehold and copyhold tenures. In respect of the former the chief complaint is of the awkward situation produced by restrictive covenants. As, however, a similar complaint is registered against leaseholds, in a still greater degree, the consideration thereof may be postponed for the moment.

In respect of copyholds—which are few in number and yearly becoming fewer—the Committee makes certain recommendations as to enfranchisement, which may be profitably dealt with in another Paper.

Leases for lives are condemned, because, in addition to possessing all the defects of ordinary leaseholds, the element of uncertainty produces results which are highly inconvenient, without the counterpoise of any advantage whatever; they are merely the survival of a custom which has lost its significance and usefulness. The system will probably have few defenders.

It is against the incidence of the leasehold system as a whole that the Report is chiefly directed, and nearly all the examples quoted are intended to show that between lessor and lessee certain hardships and anomalies exist to the detriment of the latter, and that these call for redress. A summary of complaints will be found in the Report (pages 483-486) and this may be further condensed, as follows:—

- (a) The absence of any fixity of tenure, and the possibility that if the tenant succeeds in obtaining a renewal the rent may be raised in consequence of improvements made at his own expense, and of the goodwill he has created.
- (b) The right of the lessor at the end of the lease

to appropriate the benefit of buildings erected by the lessee.

- (c) The right of the lessor to control structural alterations and to extort heavy fines for his consent.
- (d) The right of the lessor to veto assignments or underlettings.
- (e) The right of the lessor to claim for dilapidations, particularly when the property is to be demolished.
- (f) The fact that in addition to the particular injuries inflicted by the arbitrary exercise of the lessor's powers above referred to, the general effect of their existence is to depress the energies of the tenant and to sterilise his enterprise; and that the system leads to deplorable structural deterioration towards the end of the term.

Several other matters also are indicated arising out of the covenants of the lease.

Looking at these statements as a whole one receives an impression that, typical though the cases given may be, they are somewhat strongly stated from the lessee's point of view.

It would, for instance, be a very one-sided view of the matter to imagine that it is always the lessee who has to complain of the obstructiveness of his lessor; lessees themselves make quite as arbitrary use of the covenants of their leases as any lessor, and any one who doubts this has only to try on behalf of the lessor to buy up a tenant's lease in order to carry out some improvement. It will not be long before he is quite convinced

of the truth of this statement. Something, at least, of the complaint which the lessee levels against the lessor might with equal justice be urged in a reverse direction, and only such a system as would relieve the hardships of both parties would have any claim on our approbation.

Again, let us take the complaint against the lessor's claim for dilapidations. Granted that there are few things more objectionable to a lessee, the objection is in many cases entirely unwarranted. The lease provides as consideration for the premises not only the payment of rent but the execution of certain repairs. If the latter condition had been absent the rent would have been proportionately higher. Yet many a lessee appears to consider that when he has paid the rent he has done all that can be required of him, and bitterly resents what he calls an iniquitous claim for dilapidations. Apparently he forgets entirely that he has undertaken to do certain specified repairs, and that if he had fulfilled his undertaking he would have had no claim for dilapidations.

On the lessor's part, however, it should be borne in mind that the repairing clause is intended only to protect him against damage, and that in cases where the building is to be demolished he suffers no damage by the tenant's neglect to repair. Under such conditions he might well forego, and not infrequently does forego, his claim, unless the neglect of the lessee has in any way contributed to the necessity for demolition.

Once more, the Report complains (on page 387) of the continued liability of the first lessee when the lease is assigned by consent, and argues that he should be released therefrom. It would, however, be highly unreasonable to remove from the lessor the power to

refuse consent, and at the same time to compel him to release the very man who freely undertook the liability for the whole term of the lease. It is obvious that the risk of the solvency of the person selected by the lessee to relieve him of his responsibility should remain with the lessee himself.

Neither is it just to lay it to the charge of the leasehold system that it tends to bad building or to neglect during the closing years of the term. If the covenants are duly observed, the state of things should in both cases be better under a lease than where the property is freehold ; a freeholder need only put up such a building as will satisfy the local authorities—a leaseholder must also satisfy his freeholder, who is likely to require something better than the minimum demands of the district surveyor. As the term proceeds, the leaseholder can be forced to fulfil his repairing covenants, whereas the freeholder has nobody to whom he is liable. Most deplorable instances of disrepair are to be found where the property is freehold, and if in the case of a leasehold the covenants are not enforced, the fault is that of the individual and must not be visited upon the system.

Nevertheless, after allowance has been made for some possible amount of exaggeration, and even of special pleading, in the Report, I fear it is impossible to deny that some of the complaints are justified. Who among us here has not met the avaricious lessor to whom the alleged complaints truly apply? Who has not encountered, for instance, the man who, having a tenant successful in business, desirous of executing alterations, has exacted a heavy fine for his consent, in spite of the fact that the only result of the alteration so far as he was concerned was to make his rent even more secure than it was before? The lessor's power is based upon a

covenant inserted in the lease when it was granted, and very properly inserted to prevent the lessee making any alterations to the premises which might depreciate them as a security for the rent; its only object, however, was to protect the lessor's interest from damage, and it was never intended to do anything else, certainly not to endow the latter with power to refuse arbitrarily his consent to a proposition which may be of vital importance to the lessee. If when the draft lease was submitted for approval it had contained an undertaking on the part of the lessee that he would pay for such consent such premium as the lessor chose to demand, it is obvious that the lessee would have refused the terms, and I submit that the original intentions of the contracting parties might well be a test of the rightness or wrongness of the action of either of those parties, or of their representatives, and that any claim of either party which does not meet that test should be subjected to the severest scrutiny.

The same reasoning applies to the necessity of obtaining the lessor's consent to assignments and underlettings. There should undoubtedly be an implied covenant that the consent should not be withheld in the case of a respectable and responsible person being introduced as assignee or underlessee.

These matters seem so obvious that the wonder is that they should at any time be matters of dispute. The explanation, however, lies in the rigidity of the wording of the lease, which affords an opportunity to cupidity to make a profit which was never contemplated when the terms were first arranged.

There are frequently two classes of landlords whose consent has to be obtained, namely, the freeholder and the intermediate lessee, and the writer feels bound to

acknowledge that the refusals which occasion so much injury and annoyance are much less frequently received from the freeholder than from the middleman, notwithstanding the fact that the interest of the latter is limited to the rent payable to him for a definite period of years. From the latter class most exorbitant demands are sometimes received, even when the freeholder has announced his consent, a state of things which especially reveals the necessity of some form of legislation to remove the possibility of its recurrence.

We have now, however, to consider a grievance of another class, and that is the case of business premises, where a tradesman has built up by long years of toil a business upon which he depends for his living, and which is so wedded to the premises and the district that it cannot be shifted far without entire destruction. By the pressure of circumstances, and the requirements of his business, he is frequently obliged to make a large and recurring outlay in extending and improving his premises. He does so not from choice but because he must keep up to date and abreast of his competitors.

The Report quotes (on page 401) from a Paper by the writer, delivered in 1910, as follows:—

A tradesman having occupied business premises for many years, having improved them at his own cost, and so raised the rental value, finds himself close to the end of his lease, and on asking terms of renewal learns that they are refused or offered on conditions which he considers excessive. Although he knows that the landlord is acting wholly within his legal rights, and is entitled either to possession or to the full rental value of the premises, he knows also that that rental value has been created partly by his own expenditure and his own energy in bringing trade to the district, and he feels that he has acquired an equitable if not a legal interest

in the premises, amounting at least to a right to favourable consideration. He knows that if he has to leave the premises and remove the business on which he depends it will seriously injure him, and that unless he can secure others within a short distance it practically means for him losing the business he has built up during long years and beginning all over again. . . . Again, even though a perfectly fair rental be adopted as the basis of the terms, the method of payment may be such as to be most inconvenient. On large London estates, for instance, it is usual to capitalise a portion of the rental value, and to require it to be paid by way of premium. This works well if the lease is for a long term of years, as the premium money can be raised by way of mortgage on the lease, and the amount of cash to be found by the tenant is relatively small, but where the lease is for a short term—say 20 years—it is almost valueless as a mortgage security, and the whole of the premium must be found by the tenant, whose business frequently suffers serious injury by the withdrawal of the large amount of capital necessary for the payment. If he cannot obtain better terms his choice lies between the horns of a dilemma, either of which threatens to impale him. It will be at once urged that such cases are rare. I am happy to believe that they are so, but the fact remains that, given a greedy and unscrupulous landlord, the above instance would, and probably does, become a fact, and it hardly seems right or reasonable that matters vital to the interests of so large a body should be dependent upon the liberality of a generous landlord or the cupidity of his opposite.

My audience will not require to be assured that I have not forgotten the owner's side of the question; that he is acting strictly within his rights in asking whatever terms he likes; that the tenant could not have built up his business as he has without the use of the premises belonging to the landlord; that the landlord is entitled to some benefit of the land having been situated

in a district favourable for trade, and the tenant has already derived benefit from that circumstance; that the tenant is not entitled to claim any merit for having built up the business, his actions having been entirely for his own profit, and without any thought or intention of benefiting the premises as such; that he knew when he took over the premises that he would have to hand them over at the end of the lease; that he has had ample opportunity during the continuance of the term of recouping himself for any outlay he may have made; that the landlord had been for many years accepting a small rent which could not be increased, even though the premises might have quadrupled their value, and though tenant after tenant might have made a fortune there; and that the landlord was only reaping the increase which he had every right to expect. All this, I admit, is incontrovertible, yet I would like to add that the principle that a man may do what he likes with his own is bounded by the sister principle that in so doing he must not harm his neighbour. Stating it crudely, the possession of a pistol does not entitle one to present it loaded at another man's head.

Such a man as is referred to in the above quotation appears to me to have acquired an equitable and substantial right in the premises, a right not of legality nor one which was contemplated when the lease was granted, but a right of necessity, a right which should be respected and is respected by many just-minded and fair-dealing landlords.

The greatest stress is laid upon the difficulties met with by lessees of business premises. Lessees of private houses have not, as a rule, such urgent grievances, as the outlay on their premises is often made in pursuit of their own inclination and not by the pressure of necessity, but even here an exception may be made in favour of those who are unfortunate enough to hold

obsolete property. It is not unknown that leaseholders have frequently to face the situation of possessing a house which nobody wants, and of having an unexpired term too short to rebuild or adapt the building to current needs. Even if they were disposed to do so they would have to obtain the lessor's consent, which may be an impossibility. Unless the lessor will assist by permitting the alterations and by granting an extension of lease such as will make it worth while to incur the expense of making them, the property remains unlet and probably becomes derelict, a condition of things detrimental at once to the lessor, the lessee, and the community at large.

The trouble described in the above paragraph, like so many others, arises from the fact that conditions are continually changing, while the words of a lease and their settled interpretations are rigid. What is needed in the leasehold system is elasticity, so that its undoubted advantages may be preserved and adapted to the changing needs of the community, and this requirement must be borne in mind in the consideration of any scheme which may be suggested to remedy the defects complained of.

Enough will have been said to show that the writer considers that the leasehold system as it at present stands is unsatisfactory, in that it does inflict material grievances upon tenants, exposing them to harsh treatment at the hands of landlords who are grasping, and conversely that tenants are enabled to make exorbitant demands upon their lessors. In both cases such grievances require amendment. The objection that between fair-minded persons such hardships would not occur is of no weight; on the contrary it is only reasonable to ask that what a fair-minded person would

do should be made compulsory on his opposite. That such an opinion is fairly general is shown by the fact that both political parties have their own propositions for remedying a state of things of which both admit the existence. The necessity of amendment is apparent to all, and the nature of the remedy alone is in question.

The most important, or at least the most subversive, of the Committee's recommendations is that in which it suggests that matters in dispute should be removed from the decision of the contracting parties to the lease, and should be settled by a tribunal, the composition of which will be referred to later. It is suggested that this tribunal should consider all the circumstances and decide upon the course which is fair, preserving to the utmost the rights of all parties—owner, lessor, lessee, occupier, and the community at large; that it should decide whether licences are to be given and upon what conditions; whether a renewal of the lease is to be granted or not, and upon what terms, both as to rent and length of lease; and it is proposed that in the case of existing leases it should be recognised that the lessor should be entitled to the reversionary value of all improvements (except sanitary works) that have been made by the tenant, but that such tenant should have a *primâ facie* right to a renewal, with the possibility of being awarded compensation in the event of the renewal not being granted.

In future leases, however, it is suggested that the improvements made by the tenant should belong to him, and that the renewal rent should not be increased on account of them.

The principles here stated contain the essence of the recommendations, the others, with few exceptions, being concerned with the method of carrying these principle

into effect. For instance, it is proposed that no compensation should be paid to the lessee unless he had applied for a renewal and been refused, or if he had declined the terms offered by the tribunal; that the lessee might make his application at any time on paying a preliminary deposit for costs which he would have to bear if he declined the terms offered by the tribunal; that the tribunal could refuse his application if it could be shown that the lessor had a better use for the property in that it was wanted for some public purpose; and that the compensation if it became payable might include—

- (1) The unexhausted value of tenant's improvements less any diminution of value caused thereby to any other property of the landlord;
- (2) Loss of goodwill and damage to trade fixtures through enforced removal.

There are also recommendations treating of matters we have already dealt with, such as granting of licences to assign and to make improvements, and, in respect of the latter, it is suggested that the tenant should give notice of his intention, and that the landlord should have the option of executing the proposed works at his own cost, charging interest by way of additional rent. Dilapidations would not be enforceable when the premises were to be demolished, unless the lessor could prove actual loss. The tribunal would also deal with easements and apportionments.

Much difference of opinion will doubtless exist on these various points, but it will be seen that the transference to the tribunal of power now exercised by the lessor or lessee is the most important innovation, and the one towards which our attention should be mainly

directed. The principal objection which is brought against this recommendation is that it interferes with freedom of contract. This is indeed a serious objection, but its force here is weakened by the fact that the lessee is by no means always a free bargainer. Given a large number of premises belonging to different owners, from which the lessee could select, no doubt competition would secure that he should have a free hand, but with regard to urban properties in particular, it is frequently the case that they form a part of a large estate owned by one proprietor, and the lessee has only the choice of accepting the terms offered or of going elsewhere. Even admitting, however, that the proposed change does involve some interference with freedom of contract, we must not lose sight of a principle of even greater importance; I mean the fundamental truth that the good of the community is the very *raison d'être* of all our laws, and that liberty itself consists in the restriction of individual power so as to conform with this principle.

In our own practice we find the right of private ownership continually modified when it conflicts with public convenience, not only in the case of public undertakings, when compulsory powers are granted, but also where it can be shown that the rights of important sections of the public are concerned. The successive Agricultural Holdings Acts, culminating in the Act of 1908, are so many steps in the transfer of the right to tenant's improvements from the landlord, to whom they originally passed in deference to the old principle of "*Quicquid plantatur solo, solo cedit*," to the tenant at whose expense they were executed. There is, therefore, ample precedent for the proposed interference with individual rights set up by and implied in contracts, and for

the recognition of what we have termed the "right of necessity."

A strong point in favour of the settlement of disputed matters by a tribunal is that by this means the chief defect of the leasehold system, viz., its inflexibility, would be removed, and the situation created by changing conditions could be dealt with far more effectually than by merely legislating for amendment of the existing defects. Whatever the terms of such legislation, those terms would in time become obsolete, so bringing about a recrudescence of the present trouble. By its flexibility the tribunal would obviate this difficulty and provide a permanent means of settling all disputes which could possibly arise.

It is suggested by the Enquiry Committee that the tribunal should take the form of a Board of Land Commissioners, while others consider that the work should be done by the Law Courts. The latter argue that it is inadvisable to set up a tribunal outside the machinery of the law. Obviously it is necessary that the tribunal should be permanent in its nature and official in composition, in order to ensure uniformity and consistency in its decisions; but on the other hand the questions to be settled are so various and technical that the best professional skill is requisite to arrive at a satisfactory conclusion. To combine these desiderata I suggest that a panel of surveyors and valuers should be selected, containing representative men from every district in the kingdom: these gentlemen could be attached as assessors to an official court, and from that panel selections could be made by the court, according to the district and to the nature of the matter under consideration. By this means would be secured the highest professional skill, combined with the con-

sistency and impartiality of the Courts of Law, and, further, a tribunal so constituted would not be open to the objection of being outside the ordinary machinery of the law.

It now only remains to consider whether the establishment of such a tribunal would react unhealthily on other departments of the law of contract, and to this question the answer appears to the writer to be in the negative.

The relations we have been considering of lessor and lessees are merely an instance of two or more persons possessing a common and frequently divergent interest in the same subject, and as such are akin to the case of party structures. Here the cause of dispute is removed from the sphere of the respective owners, and the settlement is left to an outside tribunal of two surveyors, and a third approved by these. This procedure works smoothly and satisfactorily, and does not react injuriously on any other procedure. The best test of this is to compare the ease and certainty of an equitable settlement which characterises party structure matters arising in the London area, where the surveyors' tribunal applies, with the difficulty, discomfort, and frequent litigation arising on similar subjects outside that area.

In conclusion, since the defects inherent in the leasehold system are admitted, and a general desire is expressed to amend the same, it follows that any scheme which furnishes a fair and impartial settlement is worthy of the most patient consideration, for we must one and all be convinced that it is an end devoutly to be wished, that landlords and tenants should feel that their respective rights are mutually respected, and should recognise that the welfare of both is the truest interest of each.

THE REPORT OF THE LAND ENQUIRY
COMMITTEE:
URBAN LAND TENURE.

BY JOSHUA BURY (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 25th January, 1915.*

HOWARD CHATFIELD CLARKE (President) in the Chair.

Having had the opportunity of perusing the exhaustive and well-considered Paper which has been prepared by Mr. Head, I am in the fortunate position of being relieved from having to deal with much of the detail which would otherwise have called for comment. Members will have studied Part III. of the Land Committee's Report on Land Tenure, so that I am also exempted from any necessity for introducing my subject by an attempt to describe the different forms of tenure commonly found in our urban districts.

This Part of the Report is mainly taken up in pointing out the disadvantages of the short leasehold system, although it would not be fair to say that its advantages were altogether overlooked. The Committee, however, pass comparatively lightly over freehold and long leasehold tenure, under which thirteen-twentieths of the population of England and Wales live, and which usually

prevail in the district which I may be said to represent. I therefore propose in these notes to deal more particularly with these two systems, pointing out the conditions prevailing in the Manchester district and their effect on industry, and later touching very shortly upon more general topics.

The short leasehold system, against which complaints have so largely been directed, does not obtain in the city of Manchester and the borough of Salford, except in a small central area and an inconsiderable working-class and works district, where leases were granted for 99 years at dates ranging from 1820 to 1861. Some of these leases, the terms of which expire in about four years' time, are already presenting difficulties with regard to renewal, it being difficult to convince the lessee of the fact that his interest is really limited to the four unexpired years; and that renewals should properly be calculated on the provisional valuations served upon both lessor and lessee, in that reversion duty would become payable even if concessions were made to the latter on renewal. A satisfactory settlement is not rendered more easy by the fact that the lessee, who is often not too well off, generally points out that the property was built by his grandfather or father, and that he has either a mortgage upon it, or has borrowed money in some other manner upon his interest, and expresses an opinion in very vigorous Lancashire dialect that the property is filched from him.

The buildings upon the short leasehold areas in the Manchester district are mainly old, built sixty to eighty years ago, some having already been condemned by the local authority, while others require the sanitary accommodation remodelling. It may be said that under the conditions of the lease the lessor doubtless has power to

compel repair under a threat of forfeiture; but there is a natural tendency to be less severe as the term becomes short, and the fact remains that, generally, the condition of this property is not what it would be if the lessee possessed a longer interest, as indeed may readily be seen by a comparison with property of a similar class in close proximity held subject to leases of 999 years.

The possession of the freeholds in the short leasehold areas is in the hands of five bodies of trustees, who are bound, as the Land Committee point out in their Report, to exercise their legal rights; indeed it is their moral as well as their legal duty to do so, a fact which still further adds to the difficulty of settlement.

Such difficulties, I imagine, must be experienced wherever short leasehold terms come to an end, and it is for us as surveyors to determine whether some means cannot be found by which the admitted advantages of the leasehold system may be retained, while eliminating the irritation and sense of unfairness which are at present aroused.

Between the early part of last century and the sixties it became customary, with the exception of one small charity estate, to increase the term for which leaseholds were granted from 99 years to 999 years. This change, I have always understood, was due to the initiative of the lessees, who, owing to there being a number of competing landowners in the market, were in a position to impose their wishes upon them, and refuse the shorter term. It is rather pleasing to me, as a Manchester man, to note this corroboration of the old saying that "what Lancashire thinks to-day, England says to-morrow," for I am told that there is now a decided tendency even in London for renewals to be arranged for the longer period. Personally I feel convinced that they are right;

both from the point of view of the builder requiring advances of money, from that of the lessee in removing the feeling of soreness, and of the community in doing away with the sanitary and other difficulties which arise towards the end of the short term, the advantages seem almost entirely on the side of the 999-year leases.

In the case of land in the central area ground rents are now usually calculated on the basis of the site value, which exceeds the capitalised value of the rent of the old property, the buildings therefore being treated merely as old material. In the less central districts, where working-class dwellings and manufactories are found, leases are renewed for the longer term of 999 years at higher ground rents, based partly on the increased value of the site and partly on the value of the buildings, having regard to the figures set forth in the provisional valuations. And now, with the exception of the comparatively few short term leases to which I have already referred, the whole of the land forming the thirty townships comprising the ancient parish of Manchester and the county borough of Salford, an area of upwards of sixty square miles, is either freehold or long leasehold in tenure, the proportions being about equal, though most of the freeholds are subject to a chief rent. Copyholds and leases for lives are unknown in the district.

There is really very little difference between a chief rent, a Scotch feu, and a lease for 999 years, except that the first named are freehold and descend as real property, and the long lease is personalty and dealt with as such. In this connection it is perhaps worth noting that estate duty is payable in the case of the lease in one sum within twelve months of the date of the death with 3 per cent. interest, the same as other personalty; while in the case of property subject to a

perpetual rent-charge estate duty is not payable until twelve months after death, and can be paid in eight yearly instalments with interest at 3 per cent. on the unpaid balance.

The chief rent system has been in existence in the Manchester district for upwards of 150 years; but it must not be taken to denote, as is the case in some districts, a species of rent service or an interesting link with feudal customs, but merely a rent-charge whereby it was customary to grant land in fee for building purposes, subject to the payment of an annual rent in perpetuity. Under this system it should be noted that any increment in value would vest in the grantee or his successors in title.

The conveyance of land on chief rent may contain restrictive covenants as to trades, building ties, &c., just as may short or long leases, and it is evident that the longer the term to which they apply the more probable it is that building developments and improvements, changes of fashion, scientific discoveries, and the like, will cause them to become out of date. How best to deal with obsolete restrictions of this kind, no body of men is better adapted to decide than Members of The Surveyors' Institution, and I hope that in the discussion which will follow some light may be thrown upon the problem. I myself feel very strongly that an application to the freeholder, or the owner of a chief rent, for the annulment of a restriction should not be made the subject of a claim for compensation unless consent would result in a definite depreciation in the security. Clearly reasonable charges for technical or legal advice as to the wisdom of granting the request might fairly be claimed, but most of us have met cases where perfectly legitimate appeals for permission to abrogate out-of date

restrictions have been made use of to bolster up claims which could not be morally justified, whatever the legal position might be. Probably experience would show that when these occur the offender is usually the holder of merely an intermediate interest, but that makes it all the more desirable that some procedure should be established for preventing any person using a technical legality for vetoing a necessary improvement, through which he would sustain no loss, or employing his powers as a lever to extract compensation to which he had no moral right.

Among other powers reserved under the chief rent system is one for re-entry on non-payment of rent for twelve months; this condition naturally does not often have to be enforced, and after the demand for rent has been satisfied the grantee resumes possession.

A disadvantage, which applies equally to the chief rent and the leasehold systems, and to which reference was made in the Land Committee's Report, is the continued liability of the lessee or each successive assignee to pay the chief or ground rent. A continuing liability of this kind, especially when an estate has to be wound up, gives rise to difficulties for which there appears to be no commensurate advantage. The protection afforded by the usual conditions inserted in leases to owners against loss through assignments to unsubstantial or improper subtenants, is obviously reasonable; but, provided that the lessor is given the opportunity of satisfying himself that the proposed subtenant is a suitable person, it is difficult to see what material argument can be advanced in favour of retaining the liability of the original lessee for an indefinite period. I should be glad to hear the views of my fellow-surveyors on this point.

In the case of a chief rent this liability ceases upon the death of the original grantee or after the distribution of his estate. Afterwards the owner of the chief rent must look to the property forming the security of the rent-charge, and if insufficient the last payer may divest himself of his legal estate and so escape further liability to pay the amount accruing due. The position is clearly unsatisfactory, and needs amendment.

In the Manchester district mills, factories, and trade premises are almost entirely erected upon freehold land subject to a chief rent, or on long leasehold tenure, and therefore are not subject to many of the disabilities which are discussed by the Land Enquiry Committee. It is to this fact, I consider, that the growth of Manchester is to a great extent due, as the prevalent systems of tenure enable a merchant, manufacturer, or tradesman to acquire the site of his residence or works without depleting his capital by the payment down of a considerable sum. At the same time full security of tenure is provided, and builders, on whom rests, to so great an extent, the responsibility of erecting houses for the working classes, have been enabled to create second chief rents or obtain mortgages, and have thus been provided with the means of carrying on that useful work. The new building regulations, the increased cost of labour, materials, and street-making charges, have among other causes resulted in a noticeable diminution of late years in cottage building in South Lancashire, but where working-class dwellings are being erected the ground rents, apart from paving charges, are about two-thirds the price obtainable ten years ago.

It will be gathered, from what I have said, that in my opinion there are not any very strong grounds for complaint against the working of the land tenure systems

which prevail in my district, but I may be permitted perhaps to step outside that district for a moment and offer a few comments upon more general matters.

While all will agree, I think, that we cannot expect to stand still, and that progress can only be attained by recognising the necessity of development, we must equally have a care lest we do harm by attempting too much. I was impressed by some words of the President in his Opening Address as to the influences which attracted capital to, or repelled it from, investment in real property; and, in making recommendations for the improvement of our existing systems of land tenure, we must not overlook the fact that anything which would tend to make the ordinary prudent person hesitate to invest his money in land, bricks, and mortar, cannot be to the ultimate advantage of those who have to use or inhabit buildings.

In offering this warning, however, I must not be taken as being opposed to necessary and well-considered changes. For example, I am of opinion that the time has arrived when some tribunal should be established for settling points in dispute between owners of trade and industrial property and their tenants. The principle has long been accepted in the case of agricultural holdings, owing to the fact that agricultural tenants, in the ordinary course of their business, are obliged to sink a considerable amount of capital in their holdings, and cannot withdraw it at a moment's notice; but the same argument might be urged with equal force in connection with most trade tenancies, while the value of the goodwill would usually, in their case, be far greater. The Land Committee recommend that a body of Land Commissioners should constitute the tribunal, but there would be obvious objections to such a court unless composed of

men having practical knowledge and experience in the matters coming before them. Necessarily these would often be of a very technical and complicated nature, and unless adjudicated upon by properly qualified persons, would result in decisions based upon no settled principle.

Although I have not had personal experience of the working of the London Building Acts, I have always understood that the tribunal constituted under these statutes, and consisting of a barrister, an architect, and a surveyor, has worked well and fairly in practice. Indeed, such a court of appeal would appear to be admirably suited for its work. At the same time expense and simplicity must not be lost sight of, and although some such body might well be employed to settle disputes involving important principles or considerable interests, the great mass of cases, in which mere questions of fact or value were concerned, might be settled by a single arbitrator chosen by the two parties, or failing agreement nominated by the Board of Trade, in the same way that the Board of Agriculture may be called upon to appoint an umpire under the Agricultural Holdings Act.

I need not, perhaps, attempt a schedule of all the cases in which the right to appeal could be justified. The most common would doubtless be in connection with the terms of renewal. And I venture to think that unless premises are to be pulled down as part of an improvement scheme, or otherwise used for purposes more necessary to the community, a trade tenant who had occupied the premises for a sufficient period to establish a goodwill—I will put it at fourteen years, although I am open to argument on that point—should not be placed in a position of inferiority in bargaining with his landlord by the feeling that his goodwill can

be placed in the scale against him. Section 11 of the Agricultural Holdings Act lays down the principle that a tenant should not be dispossessed except, among other things, for reasons inconsistent with good estate management, nor can the rent of the farm be raised by reason of his own improvements. The same principle seems to be involved here, and neither a trade tenant's goodwill nor, in the absence of a contract to the contrary, his improvements should be taken into consideration in calculating his rent on renewal.

At the same time the tenant's interest should not be permitted to stand in the way of property being put to its highest use, such as would be required by the best estate management. In such cases, as is recognised by the above-mentioned Section 11, "Compensation for disturbance," to use the term of the Agricultural Holdings Act, could hardly be justified, but possibly something might be done to meet the tenant by extending the period required for the notice to quit. The policy of most estates would, as a rule, be settled sufficiently far ahead to enable this to be done without great inconvenience.

The question of improvements is a difficult one. Under the usual conditions of a building lease, not only the building erected in accordance with the terms of the contract, but also improvements made at any time during the period of the lease, become the property of the owner at its determination, a fact which, whatever explanations may be offered, does give rise to the feeling of unfair treatment and soreness to which I have already referred. Obviously existing contracts should be respected; to do otherwise would be to mulct one set of persons for the benefit of another, in no way more

deserving. But there is certainly something to be said in favour of the provisions of the Town Tenants (Ireland) Act with regard to improvements under future contracts. All will agree that care should be taken to prevent a tenant altering the character of premises which have been let to him for a certain purpose, but they will also agree that every proper facility ought to be given to encourage trade enterprise, and that where these two propositions seem to clash there is much to be said in favour of an impartial decision as to which should prevail. But that decision must not only be impartial, but of such a practical nature as to inspire the public with confidence.

As Mr. Head has well pointed out in his Paper, the axiom that a man should be allowed to do as he likes with his own presupposes a rider that in doing so he must not hurt another person ; and trade and industrial interests are now so great, so far-reaching, and so closely connected with the prosperity of a district, that it becomes of increasing importance that this rider should not be overlooked.

I have already referred to the difficulties which arise through the lack of elasticity in leasehold tenure in allowing for modern development and the removal of obsolete restrictions, and to the need for some simple method of overcoming these difficulties. Possibly this might be found in the more elaborate form of tribunal to which I have referred. But it is equally necessary, I think, to prevent applications for permission to carry out necessary improvements being made the occasion for monetary claims, provided that the security of the original ground rent for the remainder of the current term, and the reversionary interest at the end

of the term, are not depreciated. In such cases an appeal to the single arbitrator would usually suffice, and it is probable that the mere fact of its existence would insure that it would seldom have to be used. In speaking of improvements here, I am, of course, referring to those of a substantial character which would be made by tenants having still a considerable number of years to run. Where the term was short there would be little hardship in the tenant waiting until the determination of his tenancy.

The time at my disposal is short, as I do not wish to take up too much of the time which should be devoted to discussion, but I may perhaps be forgiven if I step back from Part III. of the Report, which we are considering this evening, to Part II. (The Acquisition of Land by Public and Quasi-Public Bodies), which was discussed at the last two Meetings. Little, if anything, was said then about the proposition that private persons or companies should be empowered to acquire land compulsorily, and this I gathered from reading the discussion was because it was felt that that proposition could be dealt with better under the heading of "Tenure."

It is suggested by the Land Committee that land-owners are in a position "to stifle the free and healthy" "development of the countryside," either by the refusal to sell land for the extension of industrial premises which are beneficial to the neighbourhood as offering means of employment, or by asking such a price as is practically prohibitive. And a recommendation is made that in the interests of the community powers should be conferred upon private persons, under carefully defined conditions, to acquire the land needed for such extensions, by com-

pulsion if necessary. The Committee quite properly point out a number of reasons why it would be unwise to give private persons an unlimited right to apply for compulsory powers when desirous of purchasing or leasing land, and their recommendation is restricted to cases in which the application for powers has first received the sanction of the local authority, and has afterwards been approved by the Government department concerned.

There is certainly something to be said in favour of the adoption of some form of procedure which would prevent an obstinate or selfish individual from using his legal rights unreasonably to check the development of an industrial district and the prosperity of its inhabitants; but the legal rights of one individual should not be limited merely for the benefit of another individual, and the greatest care would have to be taken that no such powers of acquisition were granted unless it were obvious that definite public advantage would be attained. I am not clear how far the existing provisions of the Housing, Town Planning, &c., Act, 1909, would enable this to be done, but I have no doubt that with some small amendment the necessary power could be given through the instrumentality of the local authority.

This is a very wide subject, for, in addition to land, it may be taken to cover the acquisition of wayleaves and easements of all kinds, which are of special importance in a mineral district such as South Lancashire. It would, I feel sure, prove of great interest if in the discussion an indication were given as to the views of the profession on the proposal, and this must be my excuse for including in a Paper on Tenure a matter which seems perhaps more particularly connected with Acquisition.

In conclusion I would again draw attention to the President's warning against the economic error of doing anything which would tend to repel capital from investment in land and buildings. I venture to think that the ideas which I have placed before you as to the lines upon which improvement might be effected would not have that adverse effect upon capital, but would merely tend to make general the policy which is already followed upon estates managed in a wise and prescient manner. I have not attempted to lay down in detail the manner in which the ideas I have expressed might best be carried out, for I consider it necessary that some consensus of opinion should first be reached as to the general principles which should govern future development. I would remind you of the old Latin saying which should always be in the minds of those contemplating changes capable of standing the test of time, "*Festina lente*," "Hasten slowly."

Mr. E. W. RUSHWORTH (Member of Council), in proposing a vote of thanks to Mr. Head and Mr. Bury, said their Papers were most interesting, not only because they helped to elucidate the long and intricate Report of the Land Enquiry Committee, but because they suggested methods of dealing with some of the questions raised in a manner which would not commend itself to everybody, and were therefore likely to lead to a lively discussion, which was one of the objects of those Meetings. Accordingly, in proposing a hearty vote of thanks to the authors, which he had great pleasure in doing, he knew he would have the support of every one present.

In reading the Report of the Land Enquiry Com-

mittee, the impression left on his mind was that they came to the subject as redressers of grievances, and that they were rather easily convinced that a number of serious and widespread grievances existed among tenants. He acknowledged that grievances did exist, but he did not believe that they were widespread, and thought that they were only to be found among a very small minority of tenants. But although serious grievances might attach merely to a small minority, that was no reason why they should not be redressed, only in redressing them they must be careful to do so by methods which would not inflict still more serious grievances on other people.

Of course the first and most important thing was to appoint a tribunal in which everybody could have confidence, a tribunal of whose impartiality they would all be convinced. It was also important that the tribunal should have associated with it, either as members or otherwise, but preferably as members, men who had an intimate and practical knowledge of urban property and of the matters which affected the interests of both tenants and landlords. Given such a tribunal, he thought that certain grievances might well be dealt with by it. For instance, lessors, whether original or intermediate, ought not to be allowed to make money out of their obstructive rights, and where it could be shown that some covenant which was very right and proper, and probably desirable when it was put in, had become obsolete, and the ignoring of it would do nobody any harm; or where it could be shown that some desired alteration or addition to premises would in no way reduce their value, he saw no hardship in doing away with the dog-in-the-manger right of a landlord to stand in the way. Again, with regard to

dilapidations, payment for dilapidations was not a penalty inflicted as punishment on lessees for wrongdoing in neglecting their covenants; it was compensation paid to the landlord for the loss he suffered by that injurious neglect; and where he suffered no loss, as in the case that had been put before them, where at the end of a lease the premises were to be immediately taken down for a fresh building scheme, he could see no hardship in the landlord being estopped from enforcing any claim.

The most serious grievances that a tenant could suffer, he thought, was to have the goodwill of his business taken into consideration upon renewal of his lease and his rent raised accordingly. He was glad to think that instances of that kind were rare; but when they did occur there was something so repugnant to one's sense of justice that he thought they would all be glad to see it put entirely out of the power of any landlord to enforce such an odious tax.

That naturally brought them to the question of giving a tenant first the right to renewal and then the right on renewal to have the amount of his rent reviewed by the tribunal. But how was a tribunal to fix the proper rent for the premises? What was the proper rental value of any place? Was it the amount which a solvent and responsible person would give, or was the tribunal only to fix a rent which they felt the present lessee could afford to pay? If they did that, they would meet with many such cases as the following: Let them imagine a furrier in occupation of a shop at £400 a year, whose lease was running out. The landlord had been approached first by an advertising tailor, who said, "I will take that place at

“£500 a year,” next by a vendor of plate and jewellery who offered £550, and later by a cash chemist who offered £600, a year, and a bank which seemed inclined to give £700 a year. Well, what was the tribunal to do in such circumstances as those? Probably the lessee in occupation could convince them that the £400 a year which he was paying was as much as he could pay and get a living. Supposing that he convinced them of that, and supposing they said, “Well, “we must sweep away all other people, they have got “nothing to do with this place, the law gives this tenant “the right to renewal, and these other people are out of “it altogether; we will renew to him at £400 a year, “because we think that is all he can afford to pay.” Let them mark what would happen—in a year or so the bank would be there, having paid the furrier a huge premium. Now, why should the tenant get that and not the landlord?

It was not true, as was put forward sometimes, that the increase in the site value of premises such as he had been describing was due to the energy and enterprise of the tenant. There were quite as many cases where his flourishing business was due to his getting premises in a very favourable position; and that was getting so well understood now that in many cases it was regarded as being worth hundreds a year as an advertisement. It was the better appreciation of that fact which had caused the astounding rise in rentals which had been obtained recently for premises in certain picked positions.

It was the grievance of those constantly increasing rental values which was felt more acutely probably by tenants than any other grievance. And yet it was a grievance which was not due to the landlord, as he could

not increase his rental simply by demanding higher rents. He had got to take what people would give him. Those grievances were due neither to the fact that the tenant was not always a free agent nor to the rapacity of the landlord, but to the competition of the public. There were too many people who wanted to do the same thing in the same place, and no tribunal on earth would get rid of that competition, although it might be able to take something from the landlord and give it to the tenant.

The leasehold system had become established because it suited the people; no one could have forced it on the people if it had not suited them, and in the large majority of cases he believed it suited them now. That certain serious grievances had sprung up under that system he had admitted, and he would like to see those grievances remedied by law; he believed they very well could be remedied without resorting to such sweeping measures as were called for by the Committee, which would upset the value of property in every city and town in the kingdom, and produce infinitely greater injustice than that which they were intended to relieve.

MR. W. H. WELLS (Fellow), in seconding the vote of thanks, expressed his indebtedness to Mr. Head and Mr. Bury for their interesting Papers upon a subject which bristled with difficulties—a subject which had been so prominently before them in consequence of the Report of the Land Enquiry Committee. Having been fortunate enough to obtain advance copies of the Papers he had been able to prepare a few notes, which he asked

to be allowed to consult. In the first place, he desired to compliment Mr. Head, who was always so clear and so fair in his statements, upon the excellent way in which he had put his points forward. The reasonableness and moderation of Mr. Head's language almost inclined him to hesitate to criticise his conclusions. Mr. Head, however, knew that he did not see eye to eye with him in that matter, and he believed that the author of the Paper would be disappointed if he (the speaker) did not criticise it.

There was very much in the Papers with which most of them were agreed. Mr. Head was not at one with the Report, and probably felt, with many of them, that different conclusions would have been arrived at and fewer instances would have been given if the Committee had carried on their proceedings in a more judicial manner, if their instances had been more carefully considered, and if witnesses had been cross-examined as to what they had stated. Mr. Head, however, considered that the leasehold system inflicted such material grievances upon tenants as to justify a very important interference with the present freedom of making contracts and with the sanctity of existing contracts. He (the speaker) felt, and surely all of them would agree, that a very strong case indeed would have to be made out to justify such a serious step as that, and one would also require to be quite satisfied that greater injustice would not be inflicted by the proposed remedy. He agreed that the leasehold system had many disadvantages; he admitted too that there were many hard cases, but he was sure that the number was very much smaller than the prominence which had been given to the matter would lead the general public to suppose, and the hardships in many

instances had been grossly exaggerated. He for one was not prepared to admit that there was anything like sufficient cause to warrant the very drastic steps which Mr. Head suggested. General legislation based upon hard cases inevitably, he thought, led to bad law.

Mr. Head suggested that the proposals were comparable with the curtailment of private rights of the individual for public purposes. That, however, was not so. The question in the present case was that of one private individual's interest against the interest of another private individual—the breaking compulsorily by one party of a bargain against the wish of another party.

The most serious of the suggested remedies, and the one he believed the promoters of the scheme had most at heart, was the giving to the leaseholder, in certain circumstances, the right of continuity of tenure against the will of the lessor. Put baldly, the proposal was in reality the creation of a new form of tenure altogether. He believed the most disastrous results to all concerned would follow. It was neither leasehold nor freehold, but a kind of tenant-right, with no settled knowledge on either side as to the liability until after the expense of a trial by a tribunal. Was the tenant, after having expressed his wish for a renewal, to be compelled to take the extension of his tenancy on the terms fixed by that tribunal, or, as Mr. Head appeared to approve, only to have an option, which he might decline if he so wished? If that was the suggestion, then the tribunal would become a fiasco and only a prelude, he suggested, in many cases to one-sided negotiation unless the terms were so satisfactory from the tenant's point of view and

consequently so unfair to the landlord that the tenant would be bound to take them. It would be for the tenant "Heads I win" and for the landlord "Tails I lose." If the former were correct, and a tenant was bound to accept the decision of the tribunal, he ventured to say they would seldom find a tenant prepared to sign the blank cheque which would be necessary to enable the tribunal to decide the case.

It might be fairly argued that if that were so, there would be very few cases really going to the tribunal, and bargain in most of the cases would still be the manner of settling the terms. He granted that, but, in his opinion, in order to right hardship in a few cases, the remedy suggested would undermine the whole security of that class of property. It would be impossible for the lessor to estimate his liability and for investors to estimate the return they were likely to receive for their money. In such circumstances would a builder be encouraged to build or an investor to purchaser? That would be bound to have an effect upon the supply of premises in the future and on the development and improvement of towns. In the case of new lettings higher rents would have to be obtained proportionate to the risk the lessor ran. He felt convinced the more the scheme was considered the greater would be found the objections, and that it would soon be realised that so far as those proposals were concerned the remedy would be worse than the disease.

Mr. Head instanced the satisfactory results obtained in party-wall disputes, and seemed to suggest that the same results might be obtained in disputes between lessor and lessee. But he (the speaker) did not think

that that was a sound analogy. The question of security was not at stake in a question of a party-wall; the matters concerned were trivial matters compared with such questions as rent and compensation. The tribunal was the simplest possible, and involved very small consequences. He did not think the solution of the problem had been found in the form of tribunal such as Mr. Head suggested.

Turning to Mr. Bury's Paper he would, in the first place, like also to compliment him on the care and thought bestowed in the preparation of his Paper. He noticed that Mr. Bury was very alive to the danger of frightening capital from land and houses, and offered a very opportune warning, which he emphasised by referring to it more than once. He also enjoined them to hasten slowly, and was clearly in favour of only such interference with existing conditions as would not affect security, and yet it would be found that Mr. Bury approved of the establishment of some tribunal to settle disputes in the case of trade tenants, to whom, he gathered, the author of the Paper would like to give a compulsory right of renewal and also compensate them for their improvements. It was just those matters which it was to be feared would drive away capital.

Mr. Bury devoted a good deal of his Paper to the condition of affairs in Manchester, and favoured the advantages of leaseholds, which were to all intents and purposes perpetuities. In such terms as 999 years it was, of course, essential that there should be a power to alter restrictions, and that there should be very limited rights to freeholders. The freeholder's interest in most cases was nothing more than a rent-charge. That did

not in most cases affect the position of industrial tenants. It was to be remembered that it usually suited a trade tenant to sit essentially at a rack-rent and to employ his capital in his business, and it was such tenants more than any others who claimed to have the right of continuity of tenure. In many of the most important positions in the big towns they asserted that it was their enterprise that had created the value, and they demanded that they should be allowed to continue to hold their premises at a rent to be fixed by a tribunal. Surely the proper basis for a rent on renewal was what another tenant would be willing to pay for the position. In the majority of cases it was the position as much if not more than the trader's enterprise that had created his fortune.

He thought that a great deal could be done to meet the objections urged as a result of hard cases other than by measures affecting the question of the security of the landlord and the security of capital. The security of capital was equally valuable to the community whether it was invested in bricks and mortar or in a commercial enterprise. Various Conveyancing Acts had restricted the rights and liabilities of landlords and tenants, and he submitted that the matter should be dealt with by an extension of the implied covenants on the grant of a lease. The Conveyancing Act of 1892 already precluded the lessor from obtaining a fine on giving a consent to underlet or assign. The Land Enquiry Committee considered that that provision was not watertight; if that were so, it certainly should be remedied. A licence for alterations could be put under similar restrictions, unless the alterations were such as to injure the lessor's security, when consent need only be given coupled with

a covenant and security as to reinstatement. Then as to covenants restricting user, the Court might be given the right to vary or set them aside, subject to the tenant paying the cost of the application, including the lessor's costs; or, if thought preferable, an arbitration clause might be included in every lease in respect of such covenants. The grievance as to dilapidations he did not think was a real one. If a man had not maintained his property, he was surely not entitled to relief. There were many other points in connection with the subject to which he would have liked to allude, but he was afraid he had already detained the Meeting too long, and would content himself with again thanking the authors for their very admirable Papers.

Mr. FRANK HUNT (Fellow) joined in the cordial thanks of the Meeting to Mr. Head and Mr. Bury. On reading the Report of the Land Enquiry Committee, and after listening to the two Papers read that evening and to the discussion which had subsequently taken place, he could not help feeling that a certain amount of confusion of thought had arisen in dealing with the complaints against the leasehold system. The leasehold system, as it was usually referred to, was that which they knew in the way of developing estates, either by the 99 years' lease or the three 9's; but it did not touch for one moment what he thought was the principal grievance to which the Land Enquiry Committee had directed their attention; and that was the effect on trading concerns of leases running out when tenants felt at any rate, whether rightly or wrongly, that they were being mulct by ungenerous landlords in being

compelled to pay a portion of their trade profits for a further term. Mr. Rushworth had given an interesting example as to that and what might happen if a trader went for a renewal of his lease. The sitting tenant felt he could only afford to pay £400 a year, but somebody else was prepared to pay £700 a year. He thought that the tribunal or land commission would naturally not have to consider what a particular business being conducted on those premises could afford to pay, but rather what that particular property would realise if placed in the open market.

In the Paper he had read to The Institution about a year ago he discussed the question of values, and had dealt with one point to which he had always adhered, viz., that value did not depend upon the consideration of what any particular man who traded in that particular place could afford to pay, but upon what sum could be obtained if the place were open to anybody who desired to trade in that particular neighbourhood. He believed that any court or commission that might be appointed which simply tried to deal with what a particular tenant could afford to pay would go seriously wrong, their true function being to ascertain the actual market value of the particular property.

He thought that Mr. Wells was probably rather late in the day in suggesting that nothing should be done that would at all interfere with the relationship of landlord and tenant. Parliament had from time to time been intervening to regulate those relationships, and although the various statutes might have had some effect on value, they had not had the serious effect of interfering entirely with the flow of capital for in-

vestment in land which Mr. Wells seemed rather to indicate.

With regard to the tribunal itself, he thought they had an example in the Scotch Act. There the President was a barrister—he had the status of a Judge of Court of Session. He should be rather sorry to see in a matter of value the legal element predominate. Without meaning any offence, he thought there was a little tendency for the legal element on occasions such as that to endeavour to gather up unto itself the whole influence and the whole direction of the tribunal, and to treat any other element associated with it more or less as assessors to be consulted if and when the president thought fit. He thought that it was essential, where questions of value were concerned, that they should only and always be dealt with by those who were able by practical experience to test thoroughly, and sift, all the evidence that was given before the tribunal.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. J. GEORGE HEAD (Fellow) briefly returned thanks on behalf of Mr. Bury and himself. He said they highly appreciated the vote of thanks which had been accorded them. They had both had pleasure in preparing the Papers, the subject being an interesting and important one, and the attention which had been given to the Papers was more than adequate reward for any little trouble that they had taken. On the next

occasion Mr. Bury and himself would take the opportunity of replying to the various criticisms which had been advanced that evening and to any others which might be forthcoming.

On the motion of Mr. J. D. WALLIS (Member of Council) the debate was adjourned until the 8th February.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 8th February, 1915.

HOWARD CHATFEILD CLARKE (President) in the Chair.

The adjourned discussion of the Papers read at the Ordinary General Meeting of The Surveyors' Institution, on Monday, 25th January, 1915, by Mr. J. George Head (Fellow) and Mr. Joshua Bury (Fellow), on "The Report of the Land Enquiry Committee—Urban Land Tenure," was resumed by—

Mr. J. D. WALLIS (Member of Council) who said he thought they were much indebted to Mr. Head and Mr. Bury for the care and trouble they had taken in placing their views on the important question of land tenure so clearly before The Institution. He must confess that he experienced some little difficulty in reopening the discussion for the reason that he found himself in general agreement with the conclusions at which the authors had arrived, and he was therefore unable to criticise their views because, generally speaking, he agreed with them. He hoped, however, that some of those who were to follow him would be in a position to criticise the Papers, because the subject called for the fullest discussion, and even if it were agreed that changes were desirable, the question as to

the best means of attaining the desired result needed very careful consideration.

The magnitude and variety of the subject, as was pointed out by Mr. Head, was so great that it was impossible in one evening to deal with the numerous details of the proposals, and he thought he could best utilise the short time at his disposal by referring briefly to some of the chief recommendations of the Land Enquiry Committee. The two main proposals were that a lessor should not in future appropriate tenant's improvements without compensation, and that lessees should be enabled to secure fixity of tenure by obtaining the right to renewal of leases on terms to be fixed, if not agreed upon, by an independent tribunal. The other matters, such as dilapidations, covenants, licences for alteration, and goodwill, were subsidiary matters, which, although very important, would to a certain extent follow if the new principle of fixity of tenure were admitted.

The Land Committee in their Report referred very fully to the short leasehold system, in which they included all leases of from 21 to 99 years. A more clear distinction should, however, have been drawn between building leases, that was to say, leases of vacant plots of land let at ground rents for building purposes, and leases of land and buildings let together at rack-rentals, as those two classes of leases should be considered separately if the subject was to be properly understood. With regard to building leases, he thought there was a good deal of truth in Mr. Rushworth's suggestion that different localities had adopted the system which suited them best, and it was obvious that a system which was popular and successful in one locality could not be forced upon another.

Mr. Bury had referred in his Paper at some length to the tenure system prevailing in Manchester and the north of England, where building land was usually sold subject to a perpetual chief rent, or leased for terms of 999 years at a ground rent. The system had suited the districts in which it had been applied, and very considerable developments had taken place in consequence. There were many advantages in the system, and particularly the advantage to the lessee that he secured fixity of tenure and the full benefit of his own improvements; but the difficulties with regard to the removal of restrictive covenants was greater than in the case of short leases, and in consequence of the great length of the term a number of intermediate interests came into being, and the land in course of time became charged with overriding rents, first rents, second rents, and sometimes third rents. The original lessor had no personal interest in the property, and the time never arrived when it was practicable to carry out a general reconstruction scheme or to replan a congested and overcrowded area. In places where land values had since declined, the original ground rent or chief rent became excessive, and in extreme instances would equal or nearly equal the rack-rent of the land and buildings together, that being sometimes the case in old residential districts and to a less degree in the slum areas.

The advantages of the system, however, more than balanced the defects, and if an adequate method could be devised for revising obsolete restrictive covenants, one of the chief causes of complaint would be removed. He supposed that few, if any, of those who had had experience of the 999-years leases would go back to the 99-years leases, but it could not be said that any tenure system was perfect, and he certainly did not advocate

the long lease in all circumstances in preference to the short leasehold. Each system had its advantages and disadvantages, and whilst they acknowledged the faults of the leasehold system they must not forget the great benefits it had conferred upon the community.

The Land Committee considered that the short leasehold system in its present form gave rise to intolerable grievances on the part of the leaseholders, but they admitted the system had certain advantages. They acknowledged the wisdom and foresight of some great landlords, and they agreed that the simultaneous falling in of leases often afforded an opportunity for the carrying out of public and private improvements, which it would not be possible to effect except at much greater expense were the property in the hands of a large number of freeholders. There was no doubt the system was responsible for the successful laying out of important and progressive towns where a prudent and far-seeing owner had been able to maintain control, and under good management to secure continual development, and he thought it would be generally admitted that there had been greater progress in those towns which had adopted the long or short leaseholds than where the freehold tenure had been adhered to.

He entirely agreed with Mr. Head that what was wanted was elasticity in the leasehold system, and he thought it was possible that the needed elasticity might be found in a well-considered scheme under which the lessee could secure renewals from time to time on terms which would take into account the changing conditions, and would provide for the general progress and improvement of the neighbourhood.

It might perhaps be useful if he referred to the general scheme of the Corporation of Liverpool in con-

nection with their large and valuable estate in that city, upon which a special committee of the corporation issued a report in May last year. The old custom was to grant leases for lives, but since 1824 the corporation had adopted a system of leases for 75 years, renewable at any time upon payment of a fine. The corporation were under no liability or obligation to renew any lease, but unless the property was required for public purposes or was worn out or insanitary the leases were renewed, and in ordinary circumstances a lessee could extend his term for 75 years at any time upon payment of a fine and upon conditions which might include rebuilding, but without payment of any additional ground rent. The corporation in their new scheme now proposed to extend the term to 99 years, and to grant renewals for that term at any time during the currency of the lease (subject to the right of refusal in special cases) upon payment of a fine to be fixed by the corporation surveyor upon a valuation based on the facts in each case, the applicant for renewal to have the right of appeal to the estate committee, and also the opportunity of commuting part or the whole of the fine into a ground rent under conditions to be approved by the estate committee.

The corporation committee added the following paragraph to their report: "The opinion was expressed to
" the special committee by some of the witnesses that it
" is inequitable when assessing the fine on a renewal to
" include as an element of value capital outlay recently
" made by the applicant. As a result he has to pay a
" higher fine because of his own improvements. It
" might no doubt be urged in reply to this contention
" that by renewing his lease the lessee is postponing the
" time when the corporation might get the benefit of

“ the improvements on the expiration of the term, and
“ that they ought to have some equivalent for this; the
“ special committee feel, however, that there is a certain
“ amount of justice in the complaint, and they think
“ some measure of relief might be devised, though they
“ do not make any definite recommendation on the
“ subject. It would no doubt constitute an entirely
“ new concession to leaseholders.”

He had ventured to refer to the Liverpool Corporation scheme because the leasehold tenure proposed complied in many respects with the recommendations of the Land Enquiry Committee. The lessee under this scheme obtained fixity of tenure, and to a reasonable extent the benefit of his own improvements, whilst the corporation obtained in fines or increased ground rents the increment value of the land, and they retained control over the general development and improvement of their estate. It was true that the terms were fixed by the corporation without appeal beyond their own committee, but the terms so fixed would no doubt be such as would commend themselves to any fair-minded person. The general lines of that scheme might perhaps with advantage be applied to other estates where the 99-years leases were customary, and it occurred to him, as one who was accustomed to leases of 999 years, that it was not unreasonable that a lessee should have, in future building leases, a right of renewal on reasonable terms subject to conditions which would provide for the proper development and use of the property.

With reference to the recommendations applying to leases of land and buildings let together for business purposes at rack-rentals for terms of over and under 21 years, he could not say if the more serious complaints applied to London or not, but his experience in

Lancashire and Yorkshire was that there was very keen competition for shops and business premises in prominent positions in all the large towns. That competition had materially increased during recent years in consequence partly of the growing desire of large retail firms to secure branch shops in the best positions in a number of large towns, partly by the demand for corner sites by banks and insurance companies, and also by the improved facilities afforded by the electric tramcars which carried the population from the suburbs and adjoining districts into the centre of the towns where they did their shopping to a much greater degree than was formerly the case. The central areas were changing and increasing in rental value, and old tenants who had not adopted the more modern methods of attracting customers were not able to compete with the newcomers. Many of the high-class shopkeepers with old-established businesses and perhaps old-fashioned ways were giving place to tradesmen of a different stamp, who relied upon a large and quick turnover in cheaper goods, and who were very ready to pay better rents for premises in popular streets where there was a large pedestrian traffic.

Those were matters which must be taken into consideration, and he had no doubt they accounted in many cases for the dispossession of old tenants, but notwithstanding that there were grievances which required a remedy. He agreed that cases of excessive rentals and extortion were the exception, and there was small ground for complaint outside the central districts, but within the limited areas where the demand was keen, a hard landlord had the opportunity and sometimes took advantage of it, by exacting terms which bore very severely upon the tenant. He thought it would be

agreed that no reasonable landlord would exact a rent based on the tenant's goodwill, nor would he object to the proposal that occupying tenants should have an opportunity of renewing their leases at fair rents, providing he did not require the property for his own purposes or for some public improvement. A tenant should not be penalised for his goodwill or success, neither should he be able to obtain a renewal at an inadequate rental because his trade was a declining one, but he should pay a rent based upon the best rent which the premises would command having regard to the situation, accommodation, and all the circumstances.

He thought it would also be generally accepted that improvements carried out in the future by lessees might properly be the subject of compensation if they were improvements which added to the value of the property, and provided they had been made by permission of the landlord, or after appeal to the tribunal. It ought, however, to be made clear that expenditure incurred by a tenant for his own particular trade purposes, and which would have no value to the landlord, should be disregarded, and it would appear reasonable that the landlord should in such cases have a counter-claim for reinstatement, so that the premises might be left in a proper condition ; it would naturally follow that if the tenant's improvements were paid for, the tenant, on his part, must be liable to pay for dilapidations, excepting on occasions when the building was about to be demolished.

The proposals for compensating the tenant for loss of goodwill and expenses of removal required very careful consideration, because the suggestion was that those items were to be payable only when a renewal was refused for good reasons. It was proposed by the Land Com-

mittee that security of tenure should be conditioned only by the paramount consideration that public and private improvements must not thereby be prevented or checked, and renewals of leases would therefore be refused only when they were undesirable in the public interest. In the circumstances in which renewals would be refused, the landlord would derive no benefit from the goodwill because the property would be put to some better purpose; the buildings vacated by the lessee would probably be pulled down, and some public or private improvement carried out. There was much to be said in favour of a business lessee having a right of renewal in ordinary circumstances, but that he should have the right in all circumstances, or, failing that, the right to compensation for disturbance when the premises were required by the landlord for some purpose, which the tribunal agreed was desirable in the public interest, was a matter which he thought should be further discussed.

He could not help thinking there was some misconception about the meaning of goodwill. It was seldom that goodwill was attached to property alone, it was also attached to a large extent to the personality, name and reputation of the tenant, and in these days of advertising, telephones, and quick transit a goodwill could be much more easily removed than it could be some years ago. If a tenant was in possession of premises in which he had created a goodwill he might be liable to extortion by a grasping landlord, as he would be very unwilling to leave the premises in which he had built up his business. But if he removed to other premises with the knowledge that his old premises would not be used in competition in the same trade he rarely suffered loss as he took his goodwill with him, and it must be

remembered that they were considering not the case of a lessee disturbed during the currency of his lease, but of a lessee removing at the end of his term when he would have time and opportunity for making other arrangements.

He thought it was very necessary that they should guard against the danger of creating vested interests which would have the effect of preventing the natural development of property, and which might check improvements by adding the burden of compensating lessees for disturbance to the cost of carrying out the improvement. Care should be taken to preserve free development in order that property might be put to its best use for the benefit of both lessor and lessee and for the advantage of the community.

Before he sat down he would like to say a word or two on the question of the tribunal. It was true that there were few difficulties which could not be overcome by mutual concessions between a fair-minded landlord and a fair-minded tenant, and all or any of the problems under discussion were capable of adjustment without new legislation when the parties were reasonable, but they could not eliminate the unreasonable landlord or the unreasonable tenant. The introduction of compulsion was no doubt the most important of the recommendations, but in his view if a tribunal could be established which could be relied upon to command the confidence of all parties, the objections to compulsion would lose some of their force. He was inclined to favour the suggestion made by Mr. Head that a panel of surveyors should be selected containing representative men from every district, and if such a panel could be formed, to include leading members of their profession—men who were recognised, by reason of their experience and wide

local knowledge, as qualified for the position—he thought, as he said on a former occasion when he had the privilege of speaking in that room, that such a tribunal ought to command their confidence.

Mr. J. H. BLIZARD (Fellow) said it gave him great pleasure to add his meed of praise to the chorus of congratulations which the Papers had called forth. Mr. Head criticised the Report fairly on broad, progressive lines, particularly with regard to leaseholds. He had justly praised the Committee for the immense amount of labour and ability they had expended in the endeavour to look at both sides of the question. That was in direct contrast with the usually received opinion that the Report was prepared on information given to the Committee by many and varied people, but that those who gave it were not cross-examined. He, for one, was satisfied with the information collected as a basis upon which to work by way of a commencement.

He had been very interested in the President's Address of last November, and with their permission would quote from it the following lines: "Great social questions cannot " at once be solved by a stroke of the pen, or even by " legislation, however well considered. Improvement can " be effected only by progressive development, and by " the gradual amelioration of such conditions as become " the subject of condemnation."

When he heard Mr. Head read his Paper those lines came back to him. Progress could be read "between " the lines " of both Papers. Without doubt there were many details in the Urban Land Report upon which they would not agree, but to the principles laid down little exception could be taken. He certainly thought that " remedial propositions might seriously

“disturb the equilibrium of the relations which
“existed between the respective parties interested in
“land tenure,” and he would go a little further than
Mr. Head and say that he was sure they would upset
the equanimity of at least one of the interested parties.
The question of freedom of contract, no doubt, was
important, also the rights of the citizen, but above all
were the rights of the community, and if that were a
correct interpretation the Committee were working on a
safe base. He for one agreed with Mr. Head when he
said: “Even admitting that the proposed change does
“involve some interference with the freedom of contract
“we must not lose sight of a principle of even greater
“importance; I mean the fundamental truth, that the
“good of the community is the very *raison d'être* of all
“our laws, and that liberty itself consists in the restric-
“tion of individual power so as to conform with this
“principle.” That was fine progressive language which
should go straight to the heart of every one of them.

The Report told them of many anomalies which must
in due course be swept away, but whatever might be
done he suggested that the Land Committee would never
recommend anything that would cause injury to any
individual, and that in any legislation, as the outcome
of the Report, the interest of the owner, lessor, lessee, or
any other interested individual would be safeguarded.

As Mr. Head had said: “Conditions are continually
“changing, while the words of a lease and their settled
“interpretation are rigid.” That was more or less the
cause of all the trouble, and a tribunal, properly con-
stituted as suggested, with full power to deal between
lessor and lessees would give that elasticity to the
words of a lease to meet continued changing conditions.
He had not had a great experience of short leaseholds,

except with regard to dilapidations, as the land in his district was similar to that in Mr. Bury's district—freehold, or long leasehold for 999 years. The lessee invariably had the option to free his land within an agreed number of years. If they walked down the streets that were half freehold and half leasehold, they would see no difference in the appearance, construction, and maintenance of the houses. The owner of a long leasehold took just as much personal interest in his house as a freeholder, quite apart from all covenants to maintain. It was the short leasehold system which caused trouble and the question of improvements and additions by the lessee being confiscated by the lessor in order to exact a rent to which he was not morally entitled; but such cases would, he hoped, be remedied by reference to the suggested expert tribunal. All the Southampton Corporation short leaseholds were rapidly being turned into long leaseholds, the ground rent being fixed at, he thought, one-fifth of the rack or estimated rack-rental.

Turning to the actual Report, he quite agreed with the contention that the right of the lessor's agent to settle disputes between landlord and tenant should be abolished by statute. It was impossible for any agent to act impartially between landlord and tenant—his experience of them was that they did the best they could for their employers, and quite right too.

The question of dilapidations was a very serious one. He had known men of experience enter into covenants which they ought never to have done, and at the termination of the lease they objected to carry them out, in the hope that improvements would be put against dilapidations. The trouble really was that improvements could not be put against dilapidations. He was

engaged in a case of dilapidations at the present time for a lessor. The lessee spent a lot of money on improvements, but his client had instructed him not to consider them. The property had greatly increased in value, and he had relet it on a lease at a much higher rent, the buildings being taken as they then were. In such a case he did not think his client was justified in the course he (the speaker) had to take for him. At the same time, as the law stood, it was his duty to do the best he could for his client. In another case there was the question of "good and substantial repair" to a very old building. His client for that also wanted him to drive a hard bargain. Those were cases where he thought the experienced tribunal would be useful, and would be able to settle what would be fair and equitable between the parties.

The Committee's suggestions in reference to security of tenure were, in his opinion, eminently sane and reasonable. The lessee had the right to apply to the tribunal to settle any dispute between him and his lessor; the tribunal would also have power to extend the lease for such a term and on such conditions and at such a rent as they might consider just. If the lessee refused to accept the decision of the tribunal then he had to pay the costs, and to make sure of them it was proposed that he should pay a deposit beforehand. Again, if the extension of the lease were not granted, owing to the requirements of the public authority, then the question of compensation would be considered and determined by the tribunal.

A lessee, in his opinion, should not be called upon to pay out of his own pocket the cost of putting the lessor's premises in a "proper sanitary condition." Such work was eminently within the lessor's province, and should

be made compulsory. He had known cases where lessors had got leases signed which made the lessees liable for internal repairs "and all outgoings whatsoever." Then came a case of sickness in the house, the official of the sanitary authority stepped in, condemned the drainage, and the poor lessee had had to pay all the costs of putting it in order. That should be stopped; it was not fair—it was legal robbery.

The landlord's duty of "keeping dwelling-houses fit for human habitation" was provided for in a limited way under the Housing and Town Planning Act, 1909, but judging from the Committee's Report recent decisions of the Court had shown a certain weakness in the provisions of that part of the Act. For instance, it did not protect any one beyond the tenant, and if his wife, child, lodger, or some person of the household was injured owing to defects in the premises which the landlord ought to remedy, such persons could not claim damages for the injuries sustained. That certainly should be swept aside, and the liability of the landlord should cover everybody in the house.

He also felt very strongly upon the question that every effort should be made to make houses sanitary and safe, and the obligation now put upon the landlord with regard to the smaller houses should be extended to all houses whatever the size. The question of undisclosed defects was a very serious one, and the landlord should certainly be held liable for all defects which he did not disclose when he let the house. The matter was one of public health, and the offending landlord should be treated in the same way as a tradesman would for selling goods unfit for human consumption.

Easements, particularly easements of light, should be settled by the tribunal, because without doubt the latter

were a serious obstacle to good urban development. A few years ago he was interested in a case almost identical with the one given on page 478 of the Report, where new premises were being built. The owner of the adjoining building was possessed of certain rights of light for which he wanted to be paid handsomely. They had to alter their plans to a modified extent, and paid him for his light; a few years later, however, the adjoining premises were pulled down and rebuilt, and the ancient lights abandoned.

He hoped in due course that the "easements" referred to would cover sewer easements. Provision was made for them in the Public Health Act, 1875, but if they could be handed over to the expert tribunal it would be a good thing. He had had a large experience of sewer easements, and had had to fight some of the most exorbitant and extraordinary claims imaginable, and he thought a tribunal as suggested would put it on a much better footing than it was at present.

In his practice he had had a good deal to do with street-making charges, and he thoroughly endorsed the Committee's suggestion that an agent to an estate should not be a party to the final settlement of the cost of roads and sewers without an appeal against his decision being allowed. It was almost like an architect or a surveyor making himself his own arbitrator under his own contract.

In conclusion he would like to say that having regard to the very mild criticisms of the Urban Land Report by the Members of The Institution up to the present, he thought when the Report had been exhausted by the production of other Papers on Housing and Rating they would develop into a happy family, and in the end send a message of congratulation to the Land

Enquiry Committee on all they had done, and tell them that they agreed with their suggestions in the main and only differed on points of detail. He would like again to thank Mr. Head and Mr. Bury for the Papers they had prepared on the question before them.

Mr. R. W. HARPER (Associate) said that when he entered the room he had had no intention of speaking on the subject, but he felt that he might usefully intervene in the debate, and possibly give some information which might be of use to the Members. It seemed to him that the fundamental note that ran through the whole of the Land Committee's propositions was that they had in their country a large amount of land, some of it of a character which was termed urban, though where it ceased to be urban he did not quite understand. While only a limited quantity of land could be treated for what were properly termed urban purposes under present conditions, it was to the interest of the community that it should not be made a monopoly, and that the individual who happened to own it should not extort from the person who wanted to use it an undue amount of his earnings as rent for the use of it. Having got to that, they were faced with the fact referred to by Mr. Wallis—that often people would let land for building, and get a second or a third rent out of it. They knew perfectly well by experience that that sort of thing did take place, with the result that many sets of people were trying to live on the proceeds of the land without doing anything for it. He was referring to those people who were simply and solely investors in land. If the State sought to limit the number of people who might invest their savings in land, and the amount of interest that they might take out of it, and even if it

went further and said that rises in capital value should be shared up between the State and the owner, he did not think one could say very much against it.

When one read Mr. Head's Paper one was tempted to recall the words of the Scriptures, "O that mine enemy would write a book," although, of course, he was not referring to Mr. Head as his enemy that night. His Paper detailed many of the difficulties arising in regard to land, and pointed out why excessive rents were taken, and why various disadvantages were imposed upon tenants seeking renewals of their leases. In that connection he thought it would be well to remind them that they were now under the ægis of a Government which itself controlled the Department of Woods and Forests, and he supposed there were few of them who did not know what the Woods and Forests Department had done in London when leases had come up for renewal. There were very few of them who had not heard about the way in which tenants of that department were treated. If they were to have anything to work upon they ought to have an example set them by those in the highest quarters, and if that department had acted differently they would have known where they were, and then humbler owners of land could have lived up to that standard with propriety.

He did not want to discuss the subject at length, but it seemed to him that after all there was something to be said for freehold tenure. For many years he lived in a town in the West Riding, where all the land was the property of one ground landlord. The practice for the last 45 or 50 years had been to let the land on a 999 years tenure, and he had no hesitation in saying that it had been a drawback to the town. He could quote a

neighbouring town which had grown much more rapidly than the first one he had in mind where the land was freehold, and in the latter town the land commanded higher rents, and there was freedom of dealing in property which was denied to the other. In the case of a 999-years lease, especially in the country, if the purchaser was a working man he borrowed the money from a building society and then put up his house, and the man and his family after him had more or less tied themselves to that particular house. The result was that the property became very dilapidated. No building would last 999 years, and long before that the land might be submerged. His point was that they did not build for 999 years, and therefore he could not see why they should legislate for that length of time. If a man wanted his freehold let him take it—that was much better than a 999-years lease. One peculiar disadvantage of long leaseholds in manufacturing towns was that individuals who once put up premises, say mills, under such a lease were never inclined to pull them down again and rebuild them. A mill which was built 50 years ago, and which exactly suited the machinery of that day, was practically useless in days of modern machinery such as the present, but where they had been erected on a long building lease the owners would not pull them down as they ought to in order to adapt them to modern requirements.

Mr. Wallis had spoken about company shops coming and opening branches in a town, but he (Mr. Harper) thought that multiple shops were a nuisance. He did not think that such shops led to improvements in building or to the general raising of the tone of a town or district. As a rule such companies took the smallest place they could in order to make the biggest profit, and

the rest of the town could "go hang" for all the company cared.

Coming to the chief rent, he knew of a case in a Lancashire town in which he acted some time ago for the owners, who had bought land right in the heart of the city with a view to development. They could have done so under the by-laws of the Corporation at the time they purchased, but shortly afterwards the corporation changed their by-laws and widened their streets, and there was not sufficient land at the back to be built upon. The result was that they were saddled with chief rent from which they could not get away. That was not an ideal sort of tenure. Take, again, the case that went up to the House of Lords in 1851, relating to property almost immediately facing the South Kensington Museum. To the present day he did not believe it had ever been utilised, except for temporary purposes for troops, and that was simply because the Government could do what they liked. The owners were prevented from using the property either as an hotel or a school—nothing but private dwelling-houses were allowed. It did not matter what changed circumstances had come about in the locality.

That was one of the disadvantages of the leasehold system that any tribunal which was set up ought to have the power of dealing with and releasing if they thought fit. He had had to do with residential houses of a rental value of about £50 where there were covenants against their use for any business whatever, which had been hopelessly depreciated by reason of light railways. It was impossible to turn such houses to their natural use and convert them into shops, and the result was that many decent dwelling-houses gradually became tenement houses. What they needed was something which would

enable people to live on the proceeds of the land, without making too much out of it. They needed some tribunal which should have the power, when a covenant was unreasonable in itself or had spent its original purpose, to release it, possibly on terms or with some limitation of terms. It seemed to him that if they did that they must admit that after all every district had its own fancy terms. Manchester and the north stuck to 999 years, London stuck to 99 years, and they had one example of that in Kingsway. They all knew for how many years the London County Council had had land in Kingsway unlet, simply because they would not let it under a longer lease than 99 years. One did not like to contemplate how much had been lost to London in rates alone, apart from ground rent, because of that policy of the London County Council. Lessees were now putting up substantial buildings which would last beyond 99 years—what was to happen at the end of the term? At that time there would probably be a different authority in control, and what was good enough for the Woods and Forests Commissioners would doubtless be good enough for them. The fact was the private owner was anathema to the public body.

MR. THEODORE G. CHAMBERS (Fellow) expressed great pleasure in being afforded the opportunity to add his measure of praise to the readers of the Papers for bringing the subject before The Institution. It was one which needed to be thrashed out over and over again, but he spoke as an unbeliever in the proposals put forward by the writers of the Papers, particularly Mr. Head. After 21 years' life in London, with a full knowledge of the land conditions that existed, and being

aware of the incidental cases of hardship that existed, he still faced his friends who put forward those proposals with a direct *non possumus*. His attitude was not the result of any want of sympathy with lessees; in many cases one's sympathy went out to them when they came up against unscrupulous lessors, just as one's sympathy went out to all parties to commercial contracts who came up against persons who were unscrupulous and strong.

What they had to consider was: What was the alternative, and what would be the actual results to the community, if the proposals for the transfer of the right of private contract between individuals to some kind of tribunal were to take place? He knew the general opinion was against him; at least, it seemed to be so from the trend of the debate. It was in effect stated that there was something wrong, and therefore something must be done. In reference to that attitude he would like to echo the words of Lord Parmoor in his excellent letter to *The Times* that morning. The actual words were: "It is peculiarly a time at which the sacrifice of principle is popular." He thought there was a great deal of sacrifice of principle in the suggestion that the rights of private contract should be taken out of the hands of individuals and placed under the control of a tribunal, and it behoved The Institution to consider very carefully what might be the ultimate results to the community if such a proposal was adopted.

There were enormous practical difficulties. Examples had been given them, such as party-wall disputes and certain questions arising in the case of rural tenancies being referred to a tribunal. Those were given as analogous cases, but he considered that they were not really analogous cases. In both there was more or less

certainty as to the parties who were in dispute, and as to the subject-matter of the dispute. In the question of the settlement of the controversies which might arise at the end of a building lease or repairing lease, and questions as to renewals for fresh terms, there was something which was absolutely uncertain; there was no real certitude as to the parties in the dispute, and there were extremely complicated matters which might become the subject of dispute.

Taking the question of renewals, there were lessees, sublessees, and occupying tenants. The man who wanted a renewal, particularly in the case of business or industrial premises, was the occupying tenant. The occupying tenant might be a man who had never been in any contractual relationship with the ground landlord, who did not even know him, the tenant having often got there without the consent of the ground landlord being needed. The question arose, if there was to be a renewal, who was it to be granted to? The occupying tenant, or one of the intermediate lessees? They had to consider who were the parties to the series of disputes which might arise.

Then, with regard to a suggestion which had been made, let them look at the endless difficulties which arose on the question of compensation for improvements to industrial and business premises over a series of terms of years. It was perhaps necessary in the case of a West End restaurant to alter the rooms, redecorate them, and remove the kitchens to some other part of the building. Heavy expenditure was incurred, which the occupier thought was to the benefit of his business during his term. He asked them to imagine at the end of the lease what would be involved in having to go into the question and dig up all the evidence with regard to the purposes for which the alterations had been made,

and what part of the total value was attributable to those improvements made by the lessee. Yet those questions would have to be gone into, and gone into by the proposed tribunal.

What was that tribunal, and what were its powers? It seemed to him there was a great difficulty in principle underlying the whole of the question, namely, the difference between making laws and administering laws. On page 216 of Mr. Head's Paper there was a paragraph which he thought well expressed what he (Mr. Chambers) desired to discuss as to the difference between making law — legislative power — and administrative power. Mr. Head said: "A strong point in favour of the settlement of disputed matters by a tribunal is that by this means the chief defect of the leasehold system, viz., its inflexibility, would be removed, and the situation created by changing conditions could be dealt with far more effectually than by merely legislating for amendment of the existing defects. Whatever the terms of such legislation, those terms would in time become obsolete, so bringing about a recrudescence of the present trouble." Mr. Head anticipated legislation which by statute would lay down the rights of the parties, and he suggested that the legislation would become obsolete *per se*. Continuing, Mr. Head said: "By its flexibility the tribunal would obviate this difficulty, and provide a permanent means of settling all disputes which could possibly arise." In other words, he suggested that the tribunal should from time to time in fact legislate as to the position and rights of the parties in those disputes.

They must recognise that it was an absolutely definite principle, in England at least, that it was not advisable to have tribunals which were, at one and

the same time, exercising administrative functions—interpreting the law as it stood—and also possessing legislative functions—that is to say, making laws. There was, of course, the constitutional point as to whether the House of Lords, in its judgments, did, in fact, possess a legislative function, but this was rather a deep question.

They knew, generally speaking, that no one could alter the law except the High Court of Parliament, and he thought that they should stand to that very firmly. They did not wish to see ordinary courts or tribunals set up which were able at the same time to administer and make the law.

What would the tribunal have to do? It would have to take the law as it was altered by some statute, interpret that law, and give decisions. Constantly, in the discussions on the subject, one heard the desire expressed that the tribunal should give decisions which were fair and just. They might presume that the Courts of Justice gave decisions which were fair and just, but those were based on the law of the country, and he thought they must recognise that that was infinitely the safer plan. Although, as regards questions of value and technical detail, one might very rightly find satisfaction in placing controversies before courts upon which laymen might sit as assessors, he thought it would be a dangerous system to have a species of tribunal or land court which should have the power of going outside the existing law, and acting in a way that some people might consider to be fair and just.

What rules was such a tribunal to adopt? Let them take the question of settling the fair rent to be paid by a tenant at the expiration of a lease, having regard to all the circumstances of the case; where, for example, a

sitting lessee might have come into occupation during the last ten or twelve years, and carried out certain works and made certain arrangements with the original lessee, taking an assignment of the lease upon certain terms. He would have made certain arrangements which would require much examination. The amount of investigation and evidence which the court would have to take in such circumstances to fix a fair rent would lead to enormous expense. And when it came to the question of settling the new rent, was the new rent to be based upon what any tenant might give for the premises, or what the premises were worth to the freeholder? Upon what basis was it to be done?

They had an example in London in the results of some of the valuations under the Finance Act, in which they found that the fee simple value in possession was laid down by a tribunal as something far in excess of the capitalised value of the rental at which an ordinary landlord would let the premises to an ordinary lessee. Unless some rules were laid down, some governing factors, it would lead to a serious position for a very large number of lessees, who might be faced with harder and more onerous conditions than they were in present circumstances.

He thought also that the unscrupulous lessee would be placed by the existence of such a tribunal in a stronger position than the unscrupulous lessor was placed in to-day. They could imagine an unscrupulous lessee commencing proceedings towards the end of his tenancy with a view to a renewal of the premises. He would get out his case very carefully, and go before the tribunal. Let them assume the tribunal was similar to the tribunal under the Finance Act. He thought there was no finer tribunal for the purpose than the tribunal

under the Finance Act. Nearly all the referees were Members of that Institution, and they absolutely trusted them, and from a practical point of view they constituted an excellent form of tribunal. He would assume that something of that nature were set up, which he was perfectly certain all of them would trust.

The unscrupulous lessee would begin to work up his case, and when the appropriate time came he would spring upon the tribunal an immense mass of evidence with regard to what he had done during his tenancy. The landlord would be put to enormous expense in investigating the evidence and countering it on the other side, and in the course of the proceedings it would be feasible for the lessee to ask the tribunal to state a case upon some legal question. It would be impossible to eliminate all legal questions, and some debatable clause in a statute would come in for dispute, and the referee would be asked to state a case. The case would go to the High Court, and for very likely two or three years the ground landlord would be unable to deal with his property or enter into arrangements with a new tenant, and unable to carry out any of the extensive improvements he set himself to carry out at the end of the lease. In, perhaps, three or four years after the litigation had been embarked upon, certain terms would be put before the tenant as the terms for renewal, and the tenant could say, "I am very sorry, I have not the means to carry out those terms."

It seemed to him they might conceivably be landed into difficulties which would be very serious indeed; and before anything was done as the result of a feeling of sympathy or sentiment, they, as an Institution, should see laid before them a sketch of the actual definite plan—a sketch of the system to be adopted and the tribunal

to be set up—and they ought to go into it very carefully indeed, with a view to seeing how it was to reflect in the end upon the business of the community. Was it to be for the benefit of lessees as a whole, for poor lessees as well as rich, or only for the benefit of a certain class of industrially wealthy lessees, who might be acting against comparatively poor lessors? They should consider carefully the actual, practical, definite effect of any scheme put before them, and he confessed that he felt himself that, though things as they were might not be absolutely perfect, they were much better than they would be under the conditions he had attempted to foreshadow.

Mr. E. WITTON BOOTH (Professional Associate) said that one of the principal points he had intended to mention, namely, the question of the tribunal, had been dealt with by Mr. Chambers.

In reading through the Land Committee's Report and the Papers, he could not see why it should be suggested that the interpretation of leading questions of property law—a department of law which he believed legal men considered one of the most difficult to understand, and the most difficult to interpret—should be left to a panel of surveyors, however eminent they might be to deal with practical matters. He could not understand whether Mr. Head meant that the panel of surveyors was intended to work as assessors to the court, but it seemed to him that in the interpretation of property law generally a legal mind must come strongly into the work, though no doubt there was also the practical side of the question.

One other point he wanted to raise was in connection

with a question which had been brought to his notice on more than one occasion by young surveyors. They had asked him about a difficulty which had arisen in their practices, and possibly Mr. Head could give him the answer.

In going through the Land Report there was one feature of the difference between freehold and leasehold tenure which did not appear to have received a great deal of consideration, although it was briefly mentioned. The question was, "To what extent was the character of building generally—the substantial nature of the construction and such like—affected by the kind of tenure on which the land was held?" To him that appeared a very important point, because on it depended not only the amount which would have to be spent in repairs at a later stage, but the wider issue as to whether a district would be developed by the erection of buildings of substantial character as against buildings of shoddy construction.

On page 394 of the Urban Report, on the return from Cardiff, it was stated that "there is no evidence that the leasehold system more than the freehold leads to bad building"; and it was further stated that "this is due to the fact that builders have to comply with very stringent building by-laws."

As most surveyors were aware, the tendency had been of late years considerably to increase the stringency of such building by-laws throughout the country, and that had tended to reduce what was popularly known as "jerry-building."

Even whilst fulfilling the requirements of the building by-laws, if there should be an inducement brought about by the kind of tenure on which the land was held to erect buildings of inferior construction, surely the point

was of such importance as to be counted a serious defect in that particular kind of land tenure.

He thought it was not a difficult matter to show that that defect did exist with the short leasehold tenure, where the term did not exceed, say, 99 years. It seemed that in considering the matter as a whole, the fairest basis was to regard one system as a basis of security, a model method of holding, and to consider all other systems in comparison to such model system. Thus they would regard land held in fee simple as their basis, and compare with that (1) lands held on a perpetual rent-charge, and (2) lands held on (*a*) long and (*b*) short leases.

Reverting, therefore, to the question of the substantiality of construction, it was necessary to observe what was the effect on the basis of tenure. The table on pages 350-352 of the Urban Report, and the accompanying map, showed that there were numbers of towns where ordinary freehold tenure and short leaseholds existed side by side.

For the purposes of argument let them assume a concrete instance in such a town, where there was freehold land and short leasehold land. There might be two building plots, each of a quarter of an acre in area, the land in each case being of equal value as building land, but with the difference that the first plot (plot A) had been bought in fee simple, whilst the second (plot B) was held on a short building lease, and the two plots were sufficiently near together that the conditions of letting house property on one would affect the other.

The land was considered worth £700 per acre for building purposes, considering the amount laid out in development charges. Hence plot A cost one-fourth

of that sum, or £175. The ground rent charged on plot B equalled 4 per cent. of £175, which was £7. Adding 5 per cent. for collection and management, the total was £7 7s.

The dwelling-house on the freehold plot cost £725, so that land and buildings together cost £900, and the owner charged a net rent of £54, or 6 per cent. on his outlay,

If the owner of the leasehold plot spent £725 on his building, and charged a rent of £54, deducting the ground rent of £7 7s., this would mean a net income of £46 13s., or 6·42 per cent. on his outlay of £725. Therefore he secured only 0·42 per cent. to cover him against all the differences, such as return of capital at the end of the term, complying with covenants in the lease, and such like. He thought it would be admitted that was altogether too small an amount.

The question then arose, What could he afford to spend on the building in order to return him, say, one half per cent. more than the freeholder, to compensate him for the disadvantages of his income being a limited one, and give him a safe return on his capital on a 3 per cent. basis?

The years' purchase (99 years at $6\frac{1}{2}$ per cent., with a 3 per cent. return) was 14·99—say 15. Hence £46 13s. multiplied by 15 years' purchase equalled £700.

They would see, therefore, by the example which he had taken the trouble to work out that short leasehold tenure meant that, to erect property of the same size and the same letting value, less money must be spent upon the erection of the buildings in order to produce an adequate return sufficient to cover the lessee and compensate him for the various disadvantages he suffered, and from which a freeholder was exempt.

He would like to have the opinion of some of the Members of The Institution who had to deal with the two kinds of tenure when they existed side by side, and asked whether it was found in practice that the hypothetical examples he had worked out demonstrated the tendency under short leasehold tenure to put up cheaper property to safeguard the leaseholders, and to give them an additional percentage to cover the differences between leasehold and freehold tenure, and a safe return of capital ?

Finally, he added his quota of thanks to the readers of the Papers.

Mr. CHARLES OSENTON (Fellow) said he appreciated that Mr. Head in his Paper was ventilating a great grievance. How great the grievance was he never realised until he heard Mr. Blizard giving an account of the lessors he had met with in the course of his career. Then he began to pity the poor lessees, and would have continued doing so if it had not been for Mr. Chambers. When he heard that gentleman describing those lessees as he had known them, he began to think he ought to sympathise with the unfortunate lessors; but finally he came to the conclusion that it would be a waste of time to pity either, and that he would need all the sympathy he had for the surveyors who had to negotiate between the two.

By way of a personal remark he would like to say it was a very great pleasure to hear Mr. Head ventilate any grievance at all, because in another Institution where Mr. Head occupied a position of greater responsibility and less freedom, and other people were apt to do the ventilating, he had regarded Mr. Head as a

complacent figure sitting on the safety valve, and he regretted to say that so far they had not been able to generate enough steam to get him off his seat.

Mr. Head went to the root of the question on page 203 of his Paper when he asked: Did the hardships in connection with the leasehold system exist, and, if they existed, were they capable of removal? Perhaps he (Mr. Osenton) might say without presumption that he thought Mr. Head made a mistake in turning to the Report of the Land Enquiry Committee for an answer to his question. They were all human, and held different opinions, but it was a fact which all must admit that the Report of the Committee did give rise to some prejudice. It was not a Committee of experts, but a Committee, he took it, of politicians, a Committee of party politicians holding a secret inquiry. He confessed that he would not hang a dog on the evidence of any secret inquiry by any political party, and there was that difficulty to remember when they considered the dealings of the Committee.

Mr. Blizard had remarked that he knew from first-hand experience that the Committee did endeavour to get at the facts of the case, but he (Mr. Osenton) could not help thinking of the advice of the late Mark Twain, given to a literary *confrère* on the subject of "facts." Mark Twain said, "Always get the truth; make sure "of your facts." And he added, "When you have a "thorough grip of the facts you can always distort "them as much as you like!" It was possible that advice had not been forgotten by some of the people who were so anxious to get at the actual facts in this case.

But whether they agreed with the methods and findings of the Committee or not, there was no getting away

from the fact that they did not invent the grievances. The Committee and its Report might have been among the results of the grievances; but the grievances were in existence and known to a great many of them long before the Committee was called into being, and in the discussion that evening he found that the grievances were admitted pretty generally by nearly every speaker. Mr. Head had called attention to the fact that they existed, and he believed Mr. Bury not only admitted their existence, but claimed that in Manchester they had discovered their existence half a century ago, and found the remedy for them. It was not very kind, however, of Mr. Bury to follow up that remark with the old dictum, "What Lancashire thinks 'to-day, England says to-morrow.'" When people in the neighbourhood of London were doing their best to be cheerful under adverse conditions, it was rather hard that they should be afflicted with such a depressing suggestion as that.

The question seemed to be really not whether injustices existed, but whether they could provide a remedy that would not be worse than the disease. Some of them, he supposed, felt like Hamlet when, in quite another connection, he spoke of the dread

"That makes us rather bear those ills we have
Than fly to others that we know not of."

That feeling was to some extent perhaps responsible for the attitude some of them had taken up on the question.

The opponents of reform pointed out all the difficulties that must arise in any attempt to solve the question, but he could not help thinking that the fact that there were very great difficulties in the way could hardly be put forward as sufficient reason for not

attempting to overcome them. It had been said that the difficulties of carrying out the projected reforms were so enormous that, when the people who had to deal with them came face to face with them, it would be found that their efforts to put the reforms into practice would at once cease, and that the reforms would never come. They knew very well, however, that they did come. They might be very clumsy, but they were there, and they might have been different if any attempt had been made to deal with the difficulties before, rather than scout them at the time.

Another objection was on the ground of the "sanctity of the existing contract." It was a fine, fat phrase—the "sanctity of the existing contract." It tickled the ear, perhaps, but it was beside the point.

It was recalled at the previous Meeting by Mr. Wells, in his remarks, that the one great objection to Mr. Head's proposals was that they would interfere with the sanctity of existing contracts. Now, if Mr. Wells the other night had got up and solemnly suggested that "Barnes's goose was stolen by tinkers," as the old lady in *David Copperfield* remarked, the President would probably have called him to order for being irrelevant. It seemed to him (the speaker) to be irrelevant to plead, as a reason against the proposals for reform, that they would interfere with the sanctity of existing contracts, because, after all, all existing contracts were not sacred! The only question which arose was as to whether or not the contract was fair or not fair. The whole question was begged if they pleaded the sanctity of existing contracts, and that one could not interfere with any contract that was once made. The object of Mr. Head's Paper was to show that contracts entered into 60 or 80 years ago, perfectly fair and

reasonable when entered into, were no longer suitable to present conditions, were no longer fair, and were not entitled to protection under the vague plea of "sanctity of the existing contract." Much depended upon the nature of the contract. There were plenty of contracts not only not sacred but grossly immoral, and they were not entitled to any protection on the ground of sanctity.

Another point that was made was that legislation, if they had it, would result in a maximum of disturbance with a minimum of benefit. He granted that there was a good deal in that objection. So far as he understood it, it was extremely probable that any legislation would result in a maximum of difficulty and a minimum of benefit. That was the great principle underlying all modern legislation. It was a principle steadfastly maintained by their political friends, and he for one would not grudge the politicians one of the few remaining principles they had left. But in that connection he thought the difficulty was one that that Institution might remove. If they were to have legislation—and that was the great point to be considered—if the leasehold system, which apparently everyone wanted to retain, and a great many of them wanted to amend in order to secure its preservation, was to be amended by legislation, was it not better that they should look the situation in the face now, as Mr. Head, he took it, was attempting to do in his Paper, and devise a scheme for providing that when legislation came into effect, it should be legislation which at all events had been carefully considered, not only by the politicians who initiated it, but by the men who had got to do the bulk of the work in administering it after it had been carried into law?

He supposed that everyone was satisfied that the leasehold system had served them well and was likely to go on serving them well; but everyone must admit, whether they liked it or not, that there was a widespread feeling of dissatisfaction with certain points in the system, and they now had political parties, not on one side only, but on both sides, proposing to introduce amending legislation. The danger was not reasonable amendment but hasty legislation! Surely the present was the time, before actual legislation was introduced, for the Council of The Institution to lay their heads together and endeavour to formulate a scheme for dealing with the whole subject so as to avoid the maximum of disturbance and to secure a maximum of benefit. With great submission it seemed to him that if some proposal of that kind could be carried into effect, it would not necessarily involve the Council or The Institution in any expression of opinion in favour of legislation. But it might take some form to the effect that if there was to be legislation on the lines of the Land Enquiry Committee's Report, then under those conditions certain rules, regulations, and provisions had been carefully considered by that Institution as likely to lay a foundation upon which that amending legislation could be built up with the least disturbance to existing interests.

It was argued, too, that if they attempted to interfere with the system they would undermine the security of real estate by attacking a system which had been largely responsible for the development of real estate for some long time past. But surely if the system was worth keeping, and if it had to be amended—and he had no doubt in his own mind that, whatever

surveyors might think of it, the politicians would amend it for them, and that within no long distant time—then if it were to be amended on right lines, it would preserve the leasehold system, which had so much to commend it, and would give it a new lease of life, and be an inducement rather than a deterrent to people who thought of investing in real estate. So without attempting to criticise the various points of detail for or against the scheme, or without attempting to criticise all the details of Mr. Head's Paper or to retort upon the hostile criticisms of his proposals, he would plead, if he might, very earnestly that they should have regard to what seemed to be the almost indisputable fact, that there would be legislation with regard to the leasehold system, and that in the not far distant future. That being so, he urged the leaders of The Institution to take steps to ensure that when amendment came it would be based upon well-considered proposals devised with a view to the avoidance of that disturbance, the fear of which was at the root of the opposition to reasonable reform.

Mr. GRAHAM MOULD (Associate) thanked the President for his kind invitation to speak, and expressed his personal appreciation of the Papers. He recalled the fact that 23 or 24 years ago he had the pleasure of passing the Fellowship Examination at the same time as Mr. Head, and there was only one difference between them—Mr. Head took off the only medal it was possible to get, and the speaker had always envied him his success on that occasion.

It had occurred to him that a considerable distinction might be drawn in the consideration of the matter between

leases which were existing to-day and leases which might be granted to-morrow, and he ventured to think that that aspect had not been dealt with quite as fully as it might have been by some of those who had studied the subject. So far as regarded dealing with existing leases, he was bound to say that it seemed to him a very strong case ought to be made out before one interfered with terms which were settled voluntarily and freely between the lessor on the one hand and the lessee on the other. It could not be said they were not interfering with those terms, because by referring to page 213 of Mr. Head's Paper he noticed that the question whether the renewal of an existing lease was to be granted or not, and upon what terms, both as to rent and length of lease, was a matter which the proposed tribunal was to settle, and it went on to say that one of the recommendations" of the Committee was that the tenant should have a *prima facie* right to a renewal. In his humble judgment that seemed to him to be a very radical alteration of a contract entered into between the two parties, which alteration was not contemplated by either of those parties at the time they entered into the lease. If it was going to be said that it was only fair to give a tenant a right of renewal, it must mean that it was going to give him some benefit over and above that which he possessed to-day; in other words, he took it that he would have a right of renewal at a lower rent or for a longer term than the landlord would have conceded to him if the matter were merely one of negotiation between themselves, and the moment that was done they had upset the terms of an existing contract. It might be said that in the interests of the community they were justified in breaking those terms, but he ventured to say that very much stronger

reasons should be adduced for disturbing the terms of an existing contract than for introducing some new condition into future contracts. Whatever recommendations of the Committee might or might not be carried out, he thought that that distinction should be borne in mind.

In times past that distinction had been borne in mind. When, some years ago, an Act was passed providing that in future the landlord, and not the tenant, should pay the tithe, he rather thought that existing leases were saved, if he remembered rightly, by the insertion of a proviso that until the expiration of the lease, or until it should be determined, the tenant should pay to the landlord an amount equal to the tithe, and therefore in substance the terms of existing leases were upheld.

What it might be advisable to do with regard to future leases was another and very difficult matter, but, after all, had any case been made out for disturbing the present leasehold system? He was told—he had not read the Report himself—that the Land Committee's Enquiry was more or less a secret inquiry. It might be good although it was secret, but one point had struck him very much, and that was that there was no cross-examination of the witnesses. He might be prejudiced, but one did notice that "truth" sometimes bore a very different aspect before and after cross-examination. Occasionally one hardly recognised the evidence after cross-examination as being the same as the evidence before cross-examination. It did not seem to him, looking at the facts presented, that any strong case had been made out for the radical alterations which were proposed.

It was suggested that the present form of lease lacked elasticity. Any contract must lack elasticity,

because they had the rigid terms of the contract itself. The elasticity was applied at the time one entered into the contract, when either party could and did make the best bargain he could. Was there any evidence which would satisfy a tribunal that there was any widespread injustice to tenants or that landlords did in many instances, or in an appreciable number of cases, take advantage of tenants to extort unfair terms in regard to improvements or in regard to goodwill or anything of the kind? It might be so, but he ventured to think that no such circumstances, in fact, had been brought forward with any degree of certainty.

The subsidiary matters mentioned, the question of veto of assignments and matters of that kind, were, he ventured to say, not productive of injustice to tenants to-day; in the vast majority of leases there was a proviso that consent should not be unreasonably withheld in the case of a respectable assignee or subtenant; and as regarded the veto on structural improvements, another matter touched upon in the Paper, surely, if the structural improvements were to benefit the holding, few landlords would be so stupid as to withhold their consent.

He entirely agreed with Mr. Chambers that there would be great difficulty in applying the proposed remedy, at the same time he did not think that that difficulty in itself was a sufficient answer to remedies which were proved needful. He ventured, however, to suggest to Members of The Institution that so far no well authenticated case had been made out that injustice existed on any widespread or universal scale. If and when that was proved then remedies might be brought forward in a concrete form, but at the present time he submitted no such case had been made out, and in

particular that no case had been made out for interference with existing contracts.

Mr. J. GEORGE HEAD (Fellow) desired at once to relieve their anxiety as to whether he was going to keep them long while he endeavoured to answer the arguments which had been advanced for and against the items in his Paper, for the President had been kind enough to say that he might write his reply, and that would at once give him more time to consider the very important points which had been brought forward, and to relieve the Members of the necessity of staying at that late hour. But before they did part he wished to say how very much he appreciated—and he was sure he also spoke for Mr. Bury, who unfortunately was unable to be present—the interest which their Papers on that subject had aroused. He also thanked those gentlemen who had spoken that evening for the mercy with which they had dealt with his Paper, which must, in comparison with the enormous range of the subject and the delicacy of the interests which were involved, have shown itself ill written and faultily expressed. Any attempt to deal with such a large subject as that must inevitably leave a great many gaps, and his friend Mr. Chambers had found a literary gap, through which he promptly passed his rapier, when he accused him of intending that the new tribunal should legislate. Of course he intended nothing of the sort; it would merely administrate the legislation which was laid down for it.

He would, however, take the opportunity as far as his power went to answer all those points in his written reply.

He was gratified to find how many of them took the

same view as he did; he was pleased to find himself in consonance with them, and with regard to the others, of course there must be differences of opinion on a subject of that kind. It was very possible that they were right and he was wrong, but there were certainly two sides to the question, and he was infinitely obliged to them for the manner in which they had put forward their various opinions.

The PRESIDENT said they were deeply indebted to Mr. Head and Mr. Bury for the admirable way in which they had opened the subject. He had been a Member of The Institution for 30 years, and he was bound to say that he never remembered to have heard better debates than those which had taken place during the last two Sessional Meetings. It had been a great pleasure to hear them, and he hoped that the succeeding debates which arose out of that Report on its different sides would be equally interesting, and that as many Members as could would attend.

The proceedings then terminated.

Mr. J. GEORGE HEAD has sent the following reply in writing:—

I am sure that both Mr. Bury and myself much appreciate the lively interest shown in the subjects of our respective Papers by the gentlemen who have criticised them so candidly and so courteously.

The subject of land tenure is one which concerns practically every inhabitant of our country, and any

change in the relations between landlord and tenant must profoundly affect all sections of the community. The bare proposal of any important change challenges the attention of the members of our own profession, whose special duty it is to keep watch over the interests of their respective clients. Small wonder, then, that the debate upon the subject of the changes proposed in the Report of the Land Enquiry Committee should have elicited varying and, in some cases, almost contradictory criticism from the different speakers, according to the point of view from which they regarded the subject.

The Papers delivered by Mr. Bury and myself did not deal by any means with all the points raised by the Land Enquiry Committee in connection with land tenure, but were confined principally to the inequalities of, and the friction attendant upon, the working of the leasehold system, and to the proposed appointment of a tribunal to settle disputes arising in connection therewith.

The criticisms which have been passed on our respective Papers fall naturally into two classes :—

- (1) Those which recognise the existence of the inequalities and points of friction, and admit that something should be done to remedy the same, while in some instances indicating a doubt of the practical usefulness of the suggested tribunal.
- (2) Those which deny the need for and oppose the principles of the proposed changes.

Dealing with the criticisms of the first-named kind, Mr. Rushworth admitted that certain inequalities and injustices existed, but feared lest the remedy should prove worse than the disease. In particular he was

daunted by the difficulty of a tribunal fixing a fair rent. He gave instances where the sitting tenant could only afford to pay a rental of £400, whereas other traders made higher offers culminating in one of £700 from a bank, and asked which of these figures would be adopted by a tribunal, pointing out that it would be unjust to renew to the tenant at such a rental that he would be able to obtain a premium which ought to go into the landlord's pocket.

The essence of this objection is that the decisions of the tribunal might be unjust, but is not such a criticism rather in the nature of begging the question? Is it not the whole point of the suggestion that the tribunal is to be instituted for the very purpose of securing on both sides what is just, and avoiding what is unjust, and that it is to be constituted in such a manner as to secure that purpose? Taking Mr. Rushworth's instance, the tribunal would have brought before them the evidence of the demand in which these particular premises stood, and they would fix the full fair market rental value, taking all things into consideration and not merely that which the sitting tenant could afford to pay. If the statement of the progressive offers were laid before the tribunal as Mr. Rushworth laid it before his audience, there would be little fear that the owner would not be secured in his full rights in the rental value of the property.

I was much impressed with Mr. Wallis's carefully considered statement of his experience, and was gratified to observe that he agreed that the leasehold system possessed so many advantages that it was worth a great effort to preserve it by amending its defects, especially that of inflexibility.

With Mr. Harper I was delighted to find myself in cordial agreement, notwithstanding his somewhat formid-

able opening. I agree that obsolete covenants ought to be released, and that whatever the evils which beset the short leasehold system, those evils are likely to be aggravated in the long leases of 999 years, such as are now being granted in many districts. To realise the change of conditions which must inevitably take place during such a period, one only has to imagine such a lease granted by William the Conqueror and still having 150 years unexpired. With such an example before one is it possible to avoid the conviction that some provision should be made to relieve tenants from the continual pressure of rigidly worded covenants, and to fit the rights and duties of the leaseholder to the changing conditions of time and place?

Mr. Witton Booth feared that a tribunal of surveyors would not be able to decide legal matters, many of which might be subtle and obscure. As far as I know there is no suggestion that they should do so; any questions of that kind would come before the court to which the panel of surveyors would be attached as assessors only.

Mr. Booth then addressed to the writer the question as to whether in his experience the buildings erected on a 99-years lease were inferior to those put up on freehold sites, and produced calculations tending to show that a leaseholder could not afford to build equally well as a freeholder. In reply I can only say that in my experience buildings put up on land of which the term is 99 years are quite equal to those erected on freehold land. There are doubtless cases in which they are inferior, but the cause of inferiority must be looked for elsewhere than in the inability of the lessee to get an adequate return for his outlay. For such a term of 99 years the sinking fund is so small as to be negligible, and if a man cannot get his capital back in 99 years he never will.

Mr. Osenton favoured the appointment of a tribunal as a general proposition, but regarded the informality of the inquiry as a reason for hesitating to accept the Committee's recommendation. Without commenting on the method to which Mr. Osenton takes exception, I admit there might be some force in his contention if the Committee's statements were all the evidence available in the matter, but the Paper which has been read appeals from the bare statements of the Committee to the experience of the surveyor, and there is little doubt that such experience will furnish material sufficient to enable the surveyor to form a judgment upon the points under discussion without reference to the methods of the Committee in obtaining their information.

Mr. Chambers, Mr. Graham Mould, and Mr. Wells agree in denying that the situation is one which requires substantial relief, and, in their opinion, if it does, the remedy prescribed is neither appropriate nor likely to be effective. Their assertion that the complaints are few in number, and much exaggerated, is a matter not of argument but of fact. There may indeed be exaggeration, but in view of the widespread nature of the complaints, and of the circumstance that both the great political parties have recognised the necessity of considering some legislative relief for tenants, I think I am justified in claiming that we have passed the stage when the recommendation of the Enquiry Committee can be set aside on that ground.

Mr. Chambers appears to be under the impression that the proposed tribunal is to be entrusted with legislative as well as administrative powers, a course to which he very properly takes exception. Such an impression, however, must be due to my faulty phraseology, and is certainly incorrect. Of course the tribunal

would only put into execution the powers with which they were entrusted by the Legislature. My intention was merely to urge that it would be more effective to provide the tribunal with powers sufficiently elastic to permit of their dealing with points of difficulty arising through changing circumstances, rather than endeavour to lay down in an Act of Parliament any exact definition of the matters to be dealt with and the manner of so doing.

Another of Mr. Chambers' objections was the difficulty which the tribunal would experience in deciding the value of the premises, and how much of such value was attributable to the improvements made by the lessee.

In view of the numerous factors which have to be considered by surveyors in the problems of valuation and arbitration which daily come under their notice, and which they solve satisfactorily, this objection, I submit, has no real force.

Mr. Wells has quoted the saying "Heads I win, tails "you lose" as characterising the tenant's position if he is permitted to refuse the terms fixed by the suggested tribunal. This does not correctly state the case. If the tenant refuses the terms, the landlord is no worse off than if no appeal had been made to the tribunal, particularly as in such a case the costs would have to be paid by the tenant. Indeed, the landlord's position will in one direction have been rather improved than otherwise, as he would be protected from any charge of having of his own accord imposed excessive terms of renewal.

Mr. Wells then says, in effect, if the tenant has to pay the costs of the appeal if he does not accept the terms of the tribunal, there will be very few appeals—terms will continue to be settled by bargain, and the tribunal will be a dead letter.

Suppose that were to be the case, would it not be a great thing that the right of appeal existed, even if a particular tenant did not think it worth while putting it in action, but preferred to settle his case by negotiation? Are we prepared to say that the appeal to our Courts of Justice is valueless, because the loser has to pay the costs, or because we frequently prefer to arrange matters privately? Assuredly not. Why, then, should such a possibility weigh against the establishment of the proposed tribunal? On the other hand it is a strong argument for its establishment, that its very existence would tend to prevent the making of extortionate demands by exposing the maker of them to the necessity of doing in public that which he has no hesitation in doing under the shield of privacy.

Again, the mere fact of having an outlet for complaint would very probably dissipate much of the feeling of grievance which exists, diminish the need for appeal, and tend to produce satisfaction with the results achieved by negotiation, instead of leaving the tenant under a feeling of oppression as at present.

Mr. Wells suggests that the whole trouble could be met by an extension of the implied covenants, to the effect, for instance, that consents should not be unreasonably withheld. Such an arrangement would be good as far as it went, but it would not touch the question of renewal, nor of tenants' improvements and goodwill, which are of vital importance.

The last point made by Mr. Wells was that by reference to a tribunal of matters in dispute the equilibrium of relations between those concerned would be disturbed, and capitalists would be thereby deterred from investing in landed securities. But, surely, if we keep in mind that the tribunal is to preserve and not to destroy

the equilibrium—to remove disputes and not to create them—there is no reason to fear that capital should be frightened off. The essential points of the suggestion are the impartiality and capability of the tribunal, the result of its operation should be not to increase, but to decrease the difficulties and risks attendant on landed property, and so to render it even more desirable as an investment than it now is.

In conclusion, those who support the proposed changes feel that the principle underlying the suggestion is a sound one, in that it seeks only to make it possible to rectify legally the anomalies which most persons admit to a greater or less extent, and, by softening its rigidity, to preserve and not to destroy the leasehold system. They are not unmindful of the problems and difficulties by which the changes are attended; they regard them as matters of detail worthy of the most careful consideration, in the light of the unrivalled practical experience possessed by the Members of The Surveyors' Institution. They are confident, however, that, with your assistance, the problems can be solved and the difficulties adjusted, to the permanent benefit of landlord, tenant, and the community at large.

THE REPORT OF THE LAND ENQUIRY COMMITTEE : RATING.

BY ISAAC DIXON (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 22nd February, 1915.*

HOWARD CHATFEILD CLARKE (President) in the Chair.

To-night it is my pleasure, in company with my friend Mr. Ryde, to bring before your notice, and invite your discussion on, the Land Enquiry Committee's proposals for the reform of the existing rating system.

The subject is a most important one, for the success of many of our social problems is to a great extent dependent on the adoption of a thoroughly sound and equitable rating system.

I will not delay over preliminaries, as it is desirable to leave as much time as possible for discussion, besides, I would risk unpopularity immediately if I began to recount, even briefly, the chapters dealing with rating. You have doubtless all read them, and are well acquainted with the arguments and contentions therein found.

Rating was first introduced early in the seventeenth century for the purpose of raising money to alleviate the distress of the poor. For very many years it may

be considered to have fulfilled its functions without any large degree of injustice ; speaking generally, its results were equitable. As time went on, however, the imperial authorities recognised the machinery of rating as a valuable means of levying rates for imperial requirements, or taxes as they were in essence. Burden after burden was laid on the shoulders of the ratepayer until at last rating came to be of more than financial interest ; it became invested with distinct economic interests. Every additional penny demanded of the ratepayer now makes one consider whether it is desirable further to burden local rates.

The Land Committee quote and agree with the Royal Commission on Local Taxation in stating that the raising of money by taxation is fairer than the raising of it by means of local rating. One reason, the main one, given for that conclusion is that inequities are less likely in the former case owing to the numerous interests which the taxes directly affect, whereas rates are levied solely on the annual value of real estate. And so as the rate in the £ increases, the subject of rating attracts more and more attention, and, I may say, gives rise to apprehension, not only by reason of the amount of money involved, but because of its very important and far-reaching economics.

Herein lies a principle which above all others justifies the State in taking the matter up. A reform of rating can now be so shaped as to affect economically the welfare of the country generally.

I think it is conceded that the real burden of rates is borne by the owner and not by the occupier, for though in most cases the latter actually pays the rates, the amount of rent which he contracts to pay is influenced by his sense of liability to pay rates. Therefore relief by

means of a subvention from the Imperial Exchequer is beneficial to landowners, but in making this statement I would not put it as the Committee does, on page 631, viz :—

Any subsidy given from the Imperial Exchequer in relief of existing rates must necessarily tend to enable landowners to charge a correspondingly higher rent. Hence such relief would be a present of so much public money to landowners.

I submit that a fairer way of putting it is :—

That as the burden of local rates prevented a landowner obtaining the full economic rent which his premises were worth, so the lessening of that burden by means of imperial grants would permit of him receiving a larger proportion of the value of his premises than circumstances had hitherto permitted.

May I pause here to say that I approach this subject from an entirely unbiassed standpoint and have only one wish and aim concerning it, and that is to examine it thoroughly and endeavour to come to equitable and economically sound conclusions. Any other attitude may be interesting but cannot, I believe, serve any practical good, and I take it that this Institution exists primarily for the purpose of examining every subject concerning the profession, and endeavouring to lead professional and public opinion thereon in such a way as will be most conducive to the national benefit.

One more feature to be agreed on and the problem begins to take shape.

Land is necessary for the commercial and social development of the country, but it is not a commodity which can be created or manufactured; it exists, and must be accepted as it is found.

The degree of prosperity of the community is largely

contingent on whether the land is, or is not, put to its best use. Therefore the question for the Legislature to solve is, On what principle can rates be raised so as to be an equitable burden on those paying them, and at the same time a principle which will engender sound economic circumstances?

The Land Enquiry Committee hold that the present system falls short in the following as the main instances:—

- (1) It discourages improvements;
- (2) It puts a premium upon the misuse of land.

1. The Present System discourages Improvements.

Before making this assertion the Committee sought information from numerous sources, the question asked being, "Is it a common view that the present method of including the value of improvements in the rateable value discourages the improvement of property?"

The majority of replies received were in the affirmative, and the Committee say that in the case of both the building and the agricultural industries "there is this common grievance, that the more the occupiers by their labour and industry develop their business the higher they are rated." Well, in my opinion, this sentence taken by itself is apt to be misleading. It should be stated that the higher rates ensue only if the development of the business necessitates the occupation of more valuable premises.

Again, in discussing the same aspect of the subject, the Report says, on page 521: "Though such rating may not lead a man to abandon improvements which are certain to pay, it leads him to curtail them, and improvements whose immediate financial success is un-

“certain are reluctantly relinquished. This is certainly
“a serious check on initiative and enterprise.”

I agree to a certain extent with this finding, but surely it is not only in the property world where prospective improvements are reluctantly relinquished “because of the uncertainty of their immediate financial
“success.”

From my experience as a rating surveyor I would wish that many other improvements had been reluctantly relinquished.

This is a matter in which I think it is very desirable that some interest should operate to deter the carrying out of improvements which have not a reasonable prospect of success. I do not wish to be misunderstood on this point, or indeed on any other. Healthy development should be encouraged, but in the area with which I have to deal there are many places quite derelict, and others partly so, simply because buildings have been erected, extended, or altered in pursuance of what can only have been ill-advised attempts at improvement. The cost of removing such properties is often prohibitive, and hence the source of many examples of under-developed, because badly developed, land.

On page 571 the Report says: “At present there
“would probably be a large measure of agreement with
“the suggestion that owners of vacant and undeveloped
“land should make some contribution towards local
“expenditure. The difficult question to decide would be
“the amount of the rate which should be levied.”

In discussing the equity of heavier rating on the owners of vacant and under-developed land the following statement is made: “No doubt the owner in theory
“could recoup himself by putting his site to a better use,
“but in practice there are often serious obstacles in

“ the way. Sometimes, for instance, there may be no
“ immediate demand for reconstructed premises; some-
“ times the owner may not have sufficient capital for a
“ reconstruction scheme, sometimes he may be a trustee
“ without power to expend money or to borrow money
“ for reconstruction, while in other cases it might only
“ be possible to reconstruct as part of a wider scheme
“ which had to wait for other leases to fall in. Perhaps
“ this difficulty is most acute in the case of land which
“ lies at the edge of the most valuable business centres
“ of towns. Such land is often covered by working-
“ class property built many years ago, and is often in
“ the hands of small owners who purchased their own
“ house, and perhaps two or three others, through the
“ medium of a building society, some forty or fifty
“ years ago.”

These contentions are very true, and will prove a decided obstacle in the way of persuading one that a site rate would be equitable. An interesting case in point is New Brighton Tower grounds.

When these premises were built some years ago they represented a genuine attempt at development; I think no one can gainsay that. However, the venture proved a decided failure, and now the premises are practically derelict; during summer months a small rent is obtained for portions of the grounds, but even that is not sufficient to cover the annual cost of repair and maintenance to the structure of the tower itself. That cannot long be neglected without becoming a source of great danger to life and property adjoining. Is there any equity in rating this vacant or undeveloped site; according to the Committee's definition it is either one or the other, yet it is not for lack of “ enterprise.”

The effect of a site rate would probably be to force

the premises under the hammer, to sell for a very low figure, and then be further exploited as an exhibition ground, or re-developed. This would mean aggravating the already great personal loss to the promoters, yet it might be a desirable development from the point of view of the community.

Other cases can no doubt be found in every district; but their existence does not necessarily condemn the proposal for a site rate. Probably no law operates without causing unwarranted hardship in some cases.

To whatever extent the law and practice of rating may be amended, there will, of course, be commercial failures reflected in derelict properties; these cannot be prevented, so that it is unfair to suggest that where they do exist the rating system is to blame, or that a change in the system would prevent their existence. If the present system does discourage improvements, it can only be to a very slight degree.

2. The Present System puts a Premium on the Misuse of Land.

It is well known that premises are now rated on the principle of *rebus sic stantibus*, and that in valuing them for rating purposes it is not the concern of the surveyor whether they might be put to a better use. He is to ascertain their value for the purpose for which they are being used. The Committee offer a strong objection to this principle, and claim that it is not in the interests of the community to allow land to be under-developed, or, in some cases, not developed at all. I think all surveyors will agree with them in this finding, but a very difficult question to answer is, Where can a line be drawn between under-developed land and developed land? To say that the rating system places a premium

on the misuse of land simply because the occupier of it has not had to pay so much in rates as he would have had to pay if the occupation were made more valuable, reminds one of the tale of the man who refused to have an increase of salary because it would involve the payment of income tax which he could not afford. The Committee allege it as a grievance that vacant land escapes the payment of rates altogether, and that under-developed land escapes partial payment of rates.

Looking at the question from a revenue point of view it does appear unreasonable to expect a man to contribute to the local exchequer in respect of premises which are not yielding any profit to him. At the same time there is no disputing the fact that, even in the case of empty property, benefit is received from the operation of municipal services, and policing, &c. As an instance I might recall the strike of 1911, when many riots occurred in Liverpool. In various parts of the town empty properties were wrecked by the rioters, but the owners of these properties were able to recover compensation by way of damages although they had not to pay any rates.

Such occasions as these are happily rare, but the illustration serves to justify to some extent the Committee's claims. Personally I would be favourable to rates being levied on empty properties, but not to the same extent as they are charged on occupied premises.

Whilst considering objections to the present system, I think it only fair, in defence of that system, to point out a few of the difficulties under which it is worked, and some reasons for it not being so satisfactory as it might be. These remarks apply to procedure outside the metropolitan area.

In the first place I consider that the Union Assessment Committee Acts (which apply) are faulty in not laying down definitely that periodical revaluations shall be made. No time is laid down for the making of a new valuation list. It is left to the discretion of the overseers or the assessment committee to decide if, and when, a new valuation list shall be made, and I wish strongly to emphasise that with them lies the power to decide not just as to when a new list shall be made, but as to whether a new list shall be made or shall not be made at all. In many unions the valuation lists are in a sad state of confusion owing to their having been amended and supplemented from time to time without having been thoroughly revised.

A further important point on this topic is that even where the assessment committee or the overseers do order an entirely new valuation list to be made, they are not bound to have premises revalued; the work can simply consist of rewriting and rearranging the existing valuation and supplemental valuation lists in correct order.

Again, the rating valuer has no power to compel the production of information concerning premises he desires to value; neither can he insist on entering to inspect premises.

Quite a short time ago the assessment of a large undertaking was the subject of arbitration; unfortunately the submission contained no clause granting to the surveyors the right to enter for the purpose of survey and valuation. The company whose premises were the subject of the reference refused to permit the opposing surveyor to enter any of their premises. He was, therefore, only able to make general submissions to the arbitrator. There was no time to protest as the valua-

tion was immediately required for inclusion in a new valuation list nearing completion, and it would have delayed the laying of the rate.

I do not suggest that the Union Assessment Committee Acts were responsible for this action, but I do suggest that there is nothing contained in those Acts which prevents such a situation arising in the case of an ordinary valuation. As an instance I may mention the case of a ropeworks company which a short time ago appealed to Quarter Sessions against the assessment of their premises; when the defendant's surveyor sought to inspect the property concerned, the company refused him admittance.

THE PROPOSAL TO TRANSFER THE WHOLE OF RATES TO SITE VALUE.

After criticising the present system of rating and its results, the Committee discuss the proposal for transferring the whole of local rates to site value. They express the opinion that such a transference would "undoubtedly increase production and promote the best use of land, while giving a stimulus to the whole trade and industry of the country, in so far as they are dependent on the application to land of labour and capital."

Almost immediately afterwards the Committee state a number of objections to this scheme, the first being that the rating of site values would discourage industry, and in particular agriculture, and they quote some instances which have been put before them showing conclusively that the rates on agricultural land would be very much greater than at present, if not indeed, prohibitive. They therefore propose that the Legislature should extend to agricultural land in the future pre-

ferential rating in a similar manner to that under the old system.

On page 606 they state: "We would therefore suggest that agricultural land for the purpose of this new site value rate should be rated, not at its full value, but at such a fraction of its value as would keep the total contribution from agricultural land proportionately the same in relation to the other hereditaments as it was before the change."

The intention of this proposal I quite agree with, but it will surely be a most complicated and difficult thing to arrive at the total contribution of rates in respect of agricultural land, and it will mean a series of frequent calculations to ascertain year by year what degree of exemption would have to be extended to agricultural land.

I think some other system could be devised which would be as efficient and effective, but simpler.

The Committee are candid in admitting an objection in which they say that an element of truth exists, namely, that the site value method would lead to overcrowding. I think all surveyors will agree that to release buildings from the burden of rates, and to impose all rates on the land, would tend to a congestion and overcrowding of sites, which is by no means desirable. The Committee suggest, as a preventive means, the extension of powers given under Town Planning Acts, whereby local authorities should be empowered to restrict building in the areas under their jurisdiction in such a way as they think best for the needs and benefit of the community. On this question of housing the Committee make the following remark on page 559, but I must confess that I do not understand what it means: "But in assessing a property to rates, it

“ would be easy to allow for any restrictions upon its
“ use which were in the public interest (compare the
“ provisions of the Finance Act): if this were done,
“ the man who refused to allow overcrowding on his
“ property would be charged less in rates than one who
“ built up to the limit.”

I fail to appreciate how he is to be charged less in rates; surely the rateable or site value will be the measure of the charge (in rates).

On page 573 the Committee refer to what they term the principal objection to the proposal for the complete transference of rates to site, viz.: “ If the proposal im-
“ mediately to transfer all rates from the composite
“ value to the site value were put into force, the
“ charge imposed upon some properties would be con-
“ siderably reduced, and the charge imposed upon others
“ would be largely increased. If the charge imposed upon
“ a property is increased, the fortunes of those who are
“ interested in it are, in a greater or less degree,
“ diminished; if the charge is diminished, their fortunes
“ are increased. The changes in the fortunes of indi-
“ vidual owners and occupiers that would result from
“ a complete transfer of rates from rateable value to
“ site value would be very large and very sudden. In
“ this fact lies the principal objection to the proposal.”

On pages 574-6 the Report shows very clearly what the effect of the rating of site values would be on payments in respect of any particular hereditament: “ The
“ new valuation for rating purposes would give for
“ every hereditament the value of its site; and its com-
“ posite value . . . is already ascertained under the
“ name of ‘rateable value.’ From these two values can
“ be deduced the ratio between the site value of every
“ hereditament and its composite or rateable value.

“ Similarly, the ratio between the site value and the
“ rateable value of the whole of each rating area can be
“ ascertained. This will be the average ratio of site
“ value to rateable value for the whole area.”

Subject to the partial exemptions of agricultural land, and certain other properties, they say : “ Properties
“ on which the ratio of site value to rateable value is
“ greater than the average for the area will contribute
“ more under the new system than they do now.”

Some clear examples follow indicating the effect on hypothetical hereditaments. Then it is shown that one reason for a hereditament having a ratio of site to composite value higher than the average for the district may be that the valuation authorities neglect to have the place efficiently valued. I believe that there are many thousands undervalued from this cause, and hence if the proposed change in rating comes, the occupiers will be rather startled at the increase. Authorities who have failed in their duties will therefore be responsible for some of the large increases in rates, though the uninformed will perhaps be inclined to suggest that the old system was the better, and as neglect in its efficient administration may have benefited them, they will no doubt to that extent be right.

These statements are made in Chapter V., which is headed “The complete Transference of Rates to Sites, and
“ its Effects upon Individual Owners and Occupiers,” and the illustrations given on page 575 are based on the assumption that all rates are raised on the site value. This being so, I fail to appreciate why the composite value should be shown in the new valuation for rating purposes. (See page 574, already quoted). There does not appear to be any explanation.

In order to indicate the probable comparative effects

of the change as between different classes of property, tables are given on pages 581 and 582 showing in certain cases what would be paid under the old and under the proposed system. These tables are not as clear as they might be, indeed I consider them very confusing, to take Table 1 for instance:—

BLOCK.	R. V.	S. V.	AMOUNT PAID IN RATES.		Increase (+) or decrease (-) per cent.
			On R. V. Basis.	On S. V. Basis.	
	£	£	£	£ s. d.	
A	300	2,100	100	1,557 10 0	+ 1,457
B	300	210	100	155 15 0	+ 56
C	300	180	100	133 10 0	+ 33
D	300	135	100	100 0 0	—
E	300	190	100	66 15 0	— 33
F	300	60	100	44 10 0	— 56
G	300	45	100	33 7 6	— 67

NOTE.—S.V. means *annual equivalent* of site value. (See footnotes, pp. 575 and 577).

You will observe that the total amount raised on the basis of rateable value is £700, whereas that raised on the site value is £2,091 7s. 6d. I cannot understand why the table has been constructed in this manner, and am afraid it may tend to be misleading in some quarters. Item A is startling. Can any argument justify the levy of an annual rate of £1,557 10s. in respect of land which has a site value (annual equivalent) of only £2,100?

The Committee very rightly point out that it is not possible to foresee precisely what the changes in value

would be, but their statements and findings are sufficiently clear to indicate the direction in which value might be expected to alter.

It is contended that the tables show "how enormously" the charge on undeveloped property would be increased "as compared with what it is now." Herein lies a very great objection to the rating of land values.

Land in the outer districts of towns which is possessed of a prospective building value will be charged to a greater extent even though it be used for agricultural purposes, and even though it be not yet ripe for any other use. Every surveyor must know of acres and acres of such land which by reason of its proximity to the building zone has a higher capital value than for agricultural land. But is it reasonable to say that because of that prospective value that it is in fact under-developed land?

If it can be shown that development is overdue, or even due, then let the land be considered as having a greater liability to rating than agricultural land, and rated as such. It is time enough to levy an annual rate on improved value when that improved value matures, and is not merely prospective.

As a general observation on Chapter V. one admires the candour of the Committee in showing the undesirable results which would follow the total transference of rates to site, and is impressed with the very fair way in which the subject is treated.

The attitude taken up, and the atmosphere of the discussion generally, tend to restore confidence; particularly is this so when one observes the title of Chapter VI., viz. :—

PRACTICAL SCHEMES IN THE DIRECTION OF THE
RATING OF SITE VALUES.

Briefly to summarise them the schemes are—

- (A) That all future improvements be exempt from rating ;
- (B) That all increases in local expenditure be met by a rate on site values ;
- (C) That part of the present expenditure be met by a rate on site values.

(A) *The unrating of future improvements.*—No explanation of this is necessary, for I do not believe that any just argument can be raised in its favour, and the Committee “lay down,” . . . “as a cardinal principle, “ that no scheme of rating reform would be acceptable “ which discriminates between present and future improvements.”

(B) *That all increases in local expenditure be met by a rate on site values.*—The Committee recommend this, their second proposal, for adoption ; indeed, they say “ it “ would be essential that our first and second proposals “ should be compulsory.” In discussing its merits it is claimed that “ the great advantage of such a scheme “ would be that it would cause no sudden or drastic “ alteration in values, and no sudden transfer of wealth “ from one individual to another.”

There is a touch of humour and irony in the suggestion that it is not desirable that wealth should suddenly be transferred from one individual to another. The experience of the last few years will enable one to appreciate how great such a boon would have been.

I cannot see my way to agree with this proposal. It would tend to make people who are not directly

interested in site values very extravagant in their demands from local authorities. Under the feeling that extra local expense would be placed on the shoulders of the landowners, many ratepayers would be tempted to abuse the power of their votes and benefit by the changed conditions in a very unfair and iniquitous manner. It is a matter for speculation as to how many would succumb to that temptation, but many would welcome the opportunity.

(c) *Transference of a portion of present expenditure to site value.*—The proposal under this head is that a rate of 1*d.* in the £ shall be levied on the capital value of every site, and that the remainder of the money required shall be raised in the same way as present rates. It is claimed that if such a system existed, it would exercise an influence towards the better development of land.

I agree that some portion of the required money might with advantage be raised directly from the site, but to fix it at 1*d.* in the £ is not desirable owing to the varying rate in the £ throughout the country. A site rate of 1*d.* would effect a greater change in a district with a low rate than in a district with a high rate. My view is that a proportion of each year's money should be raised by means of the site rate, and should be about one-eighth or one-tenth. This proportion would, I believe, be sufficient to effect the desired economic tendencies, whilst it would not be unduly burdensome on any class of owner, neither would it free any ratepayer of liability to contribute towards local expenditure.

THE PRINCIPLE OF "REBUS SIC STANTIBUS."

On several different occasions in the Report the Committee state their objection to rating on the principle

of *rebus sic stantibus*, and to it they ascribe many of the anomalies now alleged to exist. In their view it is not right that any place should be rated on a figure which represents the value to its user at any one particular time. They prefer that the basis of the rate should be something in the nature of a percentage on the capital value of the premises. There are certainly many instances where the operation of the principle does appear to be rather unjust to ratepayers generally, but to sweep it away entirely, and adopt in its place a system of percentage on capital value, would, in my opinion, lead to graver anomalies and inconsistencies than any that now exist. For death duties, and other taxes which only fall due on infrequent occasions, capital value might well be an equitable basis, but for rating, which is essentially an annual charge, and, what is most important, is intended to meet annual expenditure, annual value should be adopted. As the expenditure of a local authority may vary from year to year from various causes, so also can the annual value of premises vary very quickly from year to year without much change in capital value, and I would insist that annual value be the basis for all annual rates. This raises the question as to whether the annual value is necessarily ascertainable from the capital value. The Report shows, by means of tables, several instances of premises which have been sold at figures representing anything up to 700 years' purchase of the gross yearly value.

The deduction drawn by the Committee is that in such cases the annual value was insufficient, or the capital value was excessive, one or the other; and when they speak of annual site value they refer to it as being 5 per cent. of the capital site value.

I do not think that any surveyor will agree with their contention on this point. Capital value takes into account not only the current possibilities of the land, but the prospective value which it may be considered to have. I need not discuss this point at length as it is so very obvious to all who are concerned with the valuation of property, but what I do want to emphasise is that annual value should be the basis for an annual rate, and by that I do not mean an average annual value, but a value of the premises from year to year under the then existing conditions. So far as the rating on the composite hereditament is concerned, I am strongly of opinion that the principle of *rebus sic stantibus* should continue to apply.

THE EFFECT ON FINANCE ACT VALUATIONS.

On page 583 the Committee state: "The site value
" of those properties on which the burden is increased
" would fall, and of those on which it is diminished
" would increase; but precisely how great the decrease
" (or increase) would be it is impossible to say with
" accuracy."

The Finance Act, 1910, introduced new taxes on land. The basis for the increment duty is the site value of land as on the 1st April, 1909, that value being a starting point, and the duties charged being in respect of any increment over that sum. We have seen how that a rate levied on site value will tend to alter the capital value of the site, and therefore of the composite hereditament also.

The valuations under the Finance Act have been made in circumstances with which all surveyors are familiar.

Many of them became fixed merely by default of appeal.

If the present proposals become law and the Finance Act valuations are adhered to as the basis for assessing increment duty, an anomalous, and, in my opinion, iniquitous state of things will then obtain, viz.: The two values which are compared to decide what, if any, increment duty is to be paid will have been ascertained under entirely different economic conditions. Consequently some people may have to pay increment value duty on increased value which will have accrued, not by reason of development, but by the operation of Act of Parliament. This might be considered equitable on the ground that the owners do not contribute towards that increased value, but what of the reverse side of the question? that is much more serious. There may be others who have paid increment value duty or reversion duty immediately before the coming into operation of the new conditions, which very conditions may have the effect of immediately eliminating that increased value on which duty has been paid.

I am afraid that my Paper is already longer than was intended, but, before bringing it to a conclusion, I must refer to one or two other points.

The third recommendation of the Committee (see page 678) is that "local authorities should be given
" the option of raising, by a rate upon site values, such
" further part of their expenditure from rates as they
" think fit."

This is a point to which I take very strong objection, as I submit that such a course would lead to most iniquitous results.

Some things may be left to the discretion of the local authorities, but I venture to say that the option here

recommended would give them power seriously to upset local economic conditions.

If two districts had as their rating authorities gentlemen who, in the one case, are principally sympathetic to the landowning classes, and in the other case hostile thereto, it is probable that the former would raise by a rate on site value the minimum demanded by law, whilst the other would raise a very large proportion, if not all, by means of the site rate.

These circumstances could easily arise, and probably would in many cases. The result would be to create entirely different economic conditions which would be very serious and most undesirable, especially if the districts were close together or engaged principally in similar industries.

I would therefore urge, in fairness to all, and in the interests of the whole country, that no such option be allowed, but that if the site value principle is adopted, it should be laid down by law exactly what proportion of rates should be raised by that method.

In defence of those who endeavour to administer the old system, I feel that I must call attention to the difficulties which beset them, and express my conviction that the system would have been much less unpopular, and have given rise to fewer inconsistencies, if the Legislature had laid it down definitely that a revaluation should take place periodically, and the surveyors should have a right of entry and inspection, and also be able to call for the production of information concerning the premises to be valued. It is very strange that the metropolis and the country should be differently treated in this respect.

I would recommend the extension of the provisions of the Metropolitan Rating Act, 1869, to the whole of the

country, and the introduction of a rate on site values to the extent which I have named earlier in my Paper.

I agree with the Committee that appeals to Special and Quarter Sessions should be abolished, but I would prefer that they should be heard by an appellate tribunal consisting of a barrister or solicitor and two eminent valuers as recommended in the Kempe Report, rather than by the Judicial Land Commissioners as the Land Enquiry Committee recommend.

THE REPORT OF THE LAND ENQUIRY COMMITTEE: RATING.

BY E. H. N. RYDE (PROFESSIONAL ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 22nd February, 1915.*

HOWARD CHATFEILD CLARKE (President) in the Chair.

I have been asked to write a Paper on Part IV. (Rating) of the Urban Report of the Land Enquiry Committee. This comprises eight chapters, followed by a ninth, containing "Conclusions" and "Recommendations." Of these nine chapters it is evidently the last which contains the most interesting matter to us as Members of The Surveyors' Institution. But before I commence to criticise in detail the summing up of the Committee on this important subject, let us examine, as briefly as possible, some of the data which have led the Committee to their "Conclusions" and "Recommendations," and which are set forth in the first eight chapters.

There is no doubt that the ratepayers in England and Wales bear a very heavy proportion of the local and national expenses, and that since 1901, when the Royal Commission on Local Taxation reported, those burdens have been increased. If the rateable value had

increased at the same pace, the position of each individual ratepayer would be unaffected, but it has not done so. In 1901 the rates paid in England and Wales amounted to £42,993,668, and the total assessable value in that year was £168,418,759. Between 1901 and 1911 the rates paid have increased by 51·5 per cent., but the assessable value has increased, in the same period, by only 21·9 per cent. This is a serious alteration of affairs, and it has chiefly been caused by—

- (A) The increased cost of education ; and
- (B) The increased cost of maintenance of main roads, in consequence of the much greater use which is now made of them by heavy and rapid motor vehicles of all classes.

These are admitted facts, and they are of great importance to everyone.

The Land Enquiry Committee has endeavoured to examine the whole position by methods which are novel, and are perhaps open to some criticism. As a result of this consideration the chief remedy which it recommends is the taxation of capital site values. I therefore propose in this Paper to try to sift the Committee's proposals and to endeavour to separate the good from the bad.

The present system of rating is based on the annual value of land and buildings in their existing condition and as put to their actual use ; or, to use an oft-quoted phrase, *rebus sic stantibus*. This principle was established by the Statute 43 Eliz., c. 2, commonly referred to as the Statute of Elizabeth. It is unnecessary for me to labour the history of the system to-night, but the greater part of the first eight chapters of Part IV. of the Committee's Report criticises that

principle. In my opinion, however, the principle is the fairest, although I do not think it is perfect. Nothing is perfect: but the old system of annual value is more so, as a basis of local taxation in this country, than the system of capital value. Everyone will agree that the inclusion of improvements in the rating tends to discourage improvement. But, in a similar manner, the income tax might tend to make a man hesitate to accept a position which carried a high salary. The whole point is that the present system is based on the theory that the more valuable a man's house or place of business is, the more certain is his ability to pay. And on reading the Report, one is led to ask the question: Does the Committee agree that the principle of ability to pay should govern the amount of a man's local taxes? I feel quite sure that, even if the present system fails, occasionally, in this respect, the basis afforded by the capital value of property for any purpose would fail to a far greater extent.

The principle involved in the taxation of site values is fundamentally different from the old system of annual value. I have read the Report, and I do not think that the Committee recommends taxes on site value as a substitution for rates on annual value, because it thinks that the principle of ability to pay should be adhered to. A different reason is urged for these taxes: "The aim of rating site values is to achieve a certain economic result, namely, the putting of land to a better use."

But I do not think that taxes should be imposed for this object, however praiseworthy such an object may appear to be on paper, if, in attaining it, large classes of property owners are going to be unjustly penalised. For (again quoting the Report) "We have to consider the problem from the point of view of an old com-

“munity, where a different kind of rating system has
“been in existence for centuries, and where land has
“been bought and sold for generations upon the assump-
“tion that rating was to be based upon the composite
“hereditament and not upon the site value.”

This difficulty lies at the root of any proposal to alter our rating system, and it is a very serious one. I do not want to labour this part of the Paper too much, but it is necessary, I think, to analyse the subject carefully.

Land may be divided into three classes, namely :—

- (A) Fully developed ;
- (B) Under-developed ; and
- (C) Undeveloped.

In Class (A), where land is fully developed, the capital value is merely the capitalised equivalent of the annual value. Rating on capital value or on annual value would give the same result, and therefore the proposed change is not needed, as the object aimed at and described above is already achieved.

If the site value tax were likened unto a medicine for the cure of a definite ill, to apply that tax to this class of land would be similar to giving the medicine to a person who has long since recovered from the illness which the medicine is intended to cure.

Turning to land included in Classes (B) and (C), I think a great deal of hardship will be suffered, and I should like you to consider briefly certain actual cases.

I think that such a city as Oxford provides a suitable example. There the district valuer has had to assume that the buildings, &c., of each particular college (in turn) are removed, and that the other colleges—the University and the City—would remain as they now stand. A very large number of these sites are inalienable, because they have been granted by ancient charters

which have made them so. The words "*pro ipsorum mora et inhabitatione in perpetuum*" occur in one which I have recently seen, and the warden and scholars and their successors of that college are to hold that land for their own dwelling and habitation for ever. In addition to this disability to part with the sites, the value of the individual sites, for purposes other than those to which they are devoted, is often very greatly in excess of the value for the particular purposes to which they have to be put. This has been admitted by everybody who has ever had anything to do with local assessments in Oxford and Cambridge, including the late Recorder of Oxford (the Right Hon. Alfred Lyttelton), and the present Recorder of Cambridge (Mr. J. F. P. Rawlinson). But, for the reason given above, the colleges cannot realise that additional value. Apart, too, from the question of the inalienability of the site, the additional value could only be realised by the demolition of some of the most historically renowned and beautiful buildings in England. Again, some of the wealthiest colleges possess the least valuable sites, and the poorest college possesses one of the most valuable; so that I have arrived at the conclusion that, for this class of under-developed land, there is no equity in the punitive taxes proposed by the Committee.

There is another case of under-developed land which I will quote, because I think it is one of a numerous class. There is a modern private dwelling-house named "Belmont," situated between Wimbledon and Putney, facing one of the prettiest parts of Wimbledon Common. The house, with about 5 acres of land, was assessed at £836 rateable value. The cost of erecting the house was between £19,000 and £20,000. The property came on to the market, and subsequently the assessment was the

subject of an appeal to Quarter Sessions, when the appellant was proved to have given, about two years before the date of the appeal, £17,500 for the house and 11 acres of land, after an unsuccessful attempt had been made to dispose of the property at auction. At the hearing of the appeal, the respondent rating authority contended that 2 acres of land should be included in the assessment of the mansion, as being necessary for it, and the capital value which they assigned thereto was £3,000. Now, it seems to me that this is another case where the object of the site value tax could not be achieved without a sacrifice of capital out of all proportion to the possible realisable value of the land. Assuming that the £3,000 claimed by the rating authority fairly represented the value of the 2 acres of land which it was contended were appurtenant to the mansion, it is probable that the extreme value of the back land was £400 per acre, or £3,600 for the 9 acres, so that there would be left a figure of £10,900 upon the mansion itself, which, be it remembered, had cost £19,000 to £20,000 to erect. In other words, if the tax on the site value of the land ever compelled the owner of "Belmont" to put the land to a better use, it could only be done by sacrificing the larger part of the capital sunk in the house.

With regard to undeveloped land, I do not think I can do better than refer to a part of the evidence given by Mr. Potts before the Select Committee of the House of Commons on Town Holdings in 1890. I think it is typical of very many cases which will occur to your minds. Mr. Potts said: "I have an instance here arising " out of my own experience, and I do not think this is " a singular instance at all. Twenty-two years ago " I bought, well within the confines of Sunderland,

“ 8 acres of land. It was actually within the town. It
“ was property which had been held up by a Chancery
“ suit for a great number of years. When it at last
“ came before the public I bought it. It was laid out
“ for building purposes, and at first it went off remark-
“ ably well. We sold two-thirds of the land at a very
“ fair price and in a comparatively short space of time.
“ There then intervened an excessive depreciation of
“ trade, and trade and building completely stopped upon
“ this land. One-third of the land is now vacant. It
“ has remained vacant and useless, producing no rent,
“ ever since that time, notwithstanding the fact that the
“ roads are to some extent made upon it, and that to
“ some extent sewers are put in. When the revival took
“ place afterwards, if I may so express it, the tide had
“ passed over this particular part of the town. They
“ were building on a circle beyond it, and I have had no
“ inquiries for that land. It is lying there waste and
“ vacant to-day, and I am very much afraid that it will
“ lie waste and vacant for a large number of years. I
“ cannot compel people to buy it. There is no man
“ comes and says, ‘ You sold this portion for sixpence a
“ ‘ yard, will you take threepence a yard for that ? ’ I
“ have never had such an inquiry. I think broadly
“ the delights of building land owning are greatly
“ exaggerated.”

Q. “ Supposing building land had been rated during
“ those years, what would have been the result in that
“ case ? ”

A. “ Then my loss must have been greater by the
“ amount of those rates, surely. I am bound to make a
“ heavy loss upon that part of the estate. If I had been
“ paying rates all that time, that loss must have been
“ greater.”

Here was a case of so-called dormant building land well inside a town. The Report dwells at some length also upon the subject of undeveloped land on the fringe of towns. It is argued that the owners of such land should be rated upon its capital value, the moment such value increases above the value of the land for agricultural purposes. But it should be remembered that, if land at present used for agricultural purposes only has a value beyond agricultural value, but is not ripe for building, the added value represents the price which a purchaser would pay to-day for the chance of getting the building value in the future. If the purchaser were under contract to build immediately, the added value would either disappear or would be largely reduced. If expectations are realised, the added values will be taxed when they come into being. If they are never to be realised, to tax the expectation would involve gross injustice.

I have endeavoured to deal with the taxation of the site values of these three classes of land, viewed only as a weapon to force owners to put land to better use. As such it would, in my opinion, inflict hardship. Time is so limited that I must only deal very lightly with other aspects of these proposals before coming to the "Conclusions" and "Recommendations."

The Report admits that, in dealing with railways, "no practical method of ascertaining the additional value due to the monopoly privilege has, so far as we are aware, yet been devised, nor are we in a position to devise one. We think that the subject should be investigated by an official inquiry. Meanwhile, until a satisfactory method has been devised, we would suggest that railways should continue to be rated on the basis laid down by the existing law."

I do not see why railways should be treated on a different basis to other classes of property. If, in valuing land occupied by railways, anything is included for monopoly value, whatever that may be, then the improvement is being rated. I cannot see that land carrying a railway possesses any greater monopoly value than does land which is in a neighbourhood possessing any special advantages for house property.

Before I leave the broad principles of the taxation of capital site values, I should like to point out that it seems to me to proceed on the exactly opposite basis to that of ability to pay.

Under the present system, for example, such concerns as tramways, gas companies, water companies, electric light and power companies, hydraulic power companies, &c., pay rates for the rails, mains, &c., which they possess under, on or over the roads and streets. The Committee has been obliged to admit that it cannot say how the site value of land occupied by railways is to be arrived at, but why has no mention at all been made anywhere of the subject of the assessment of land occupied by these rails, mains, &c.? Being situated in or upon the public highways, such properties occupy land which cannot be assessed to the site value tax, and therefore under this method of rating a very large and important portion of these valuable concerns would, in my humble opinion, escape altogether.

Having made these preliminary observations on the cause for the inquiry, the present rating system, and the proposed new principle of taxing site values, I will endeavour to discuss, in turn, the various "Recommendations" which are made by the Committee. They will be found printed in small type with their numbers attached.

Taking first the basis of assessment, the initial Recommendation is to the effect that—

1. All future increases in local expenditure that are chargeable on the rates should be met by a rate upon site values. In other words, every local authority should be required to raise, by a rate on site values, the whole amount by which its expenditure out of the rates in any future year exceeds its expenditure in the year immediately preceding that in which this proposal comes into force.

The immediate object is to relieve improvements as such. It is probable, however, that the recommendation is made also with the indirect object of altering the incidence of future rates, so that, if possible, the burden may be placed eventually on to the owners of the land. Therefore I think this should be considered in connection with the fifth Recommendation:—

5. The site value rate should ultimately be levied upon owners, but existing contracts should be respected. Where an occupier has contracted before the introduction of the new system to pay all tenant's rates, no rates should be levied upon the owner until the expiration of such contract. A contract should, of course, be held for this purpose to expire at the first time when the occupier is entitled, after giving due notice, to determine it.

In order to appreciate what the effect of these two recommendations would be, I am going to assume two hypothetical cases.

(A) First, for example, take the case of a well-laid out and developed town. Let it be assumed that these recommendations have been carried out, and that some land on the fringe of the town has been developed by the erection of model dwellings. This development

commenced when these recommendations came into force, and the "increase in the local expenditure chargeable on the rates" attributable thereto comprises chiefly—

- (1) The education of the children living on the estate ;
- (2) The extra road maintenance, and lighting ;
- (3) The cost of drainage and sewage disposal.

I have no doubt that under these proposals, although the recommendation does not make it very clear, every house on this new estate would be rated on its annual value. But evidently the whole of the increase in the local expenditure would be met by a rate on the site values of (presumably) the whole of the town. The occupiers in the town who paid rates on the annual value of their composite hereditaments would pay slightly less rates after the new model dwellings were brought into rating, because the total number and value of hereditaments had been increased. For it must be remembered that there would be a fixed high watermark represented by the total "expenditure in the year immediately preceding that in which this proposal comes into force." But I do not see any reasonable grounds for saddling the whole of this extra burden, attributable to the development of this estate, on to the backs of the landowners in the town. The value of their land may have been actually decreased by the improvement. And of what benefit would these new roads and sewers be to them? It seems to me that these expenses would all be more proper subjects of taxation for the occupiers than for the owners. And, be it remembered, the owners of the land are already contributing indirectly in the rest of the town towards the cost of education, maintenance and lighting

of roads, sewerage, poor relief, vaccination, registration of births, marriages, and deaths, preparation of Parliamentary voters and jury lists, public baths, free libraries, &c., all of which, in my opinion, benefit the occupiers to a greater extent than they do the owners. Yet it is suggested that the latter should pay in addition the whole of these expenses for the suburb. I think that the landowners should contribute towards these expenses, but I do not think they should be expected to pay the whole of them. Whatever rate is made in the year after the recommendation came into force would be merely a "rate in embryo," which would be certain to grow.

(B) Secondly, take the case of two towns and compare the following hypothetical circumstances. At the time these recommendations come into force, both these towns raise £100,000 annually in rates. Subsequently one of the towns develops considerably and the local expenditure is doubled, while the other town remains stationary and its expenditure unchanged. The occupiers in the town which doubled would only have to pay one-half of their local expenditure (the balance being charged upon the landowners), and the occupiers in the town which remained stationary would pay the whole. How could this be right? If these two towns were anywhere within hail of one another, I should say that there would be a veritable exodus from the one which does not develop to the one which does. And if this exodus took place, and half the population of the town which did not develop left it, the rates in the £ levied in that town would inevitably rise because of the empty houses, while the rateable values would fall. The total expenditure out of the rates would not decrease in proportion to the number of occupied houses.

2. Assuming that the subventions paid out of Imperial taxation in aid of rates are substantially increased, existing expenditure should be met in part by a penny rate on capital value.

Again, the desire to make the landowner pay a greater share of the local expenses is evident in this recommendation. The words "substantially increased" are vague, but the following extract from page 628 of the Report is worth remembering: "If we take the basis suggested by the Royal Commission in 1901, and allow for the growth of expenditure since that time, it seems fairly safe to assume that the total relief thus given could not well amount to less than £5,000,000." The reason why this extra grant to local authorities should form the occasion for another pennyworth of site value tax on the owners appears to be that, in the opinion of the Land Enquiry Committee, the granting of that extra amount will be a direct relief to the owners of ground values. I do not think that it is necessary for me to go into this question. All I will say is that, if the landowners are relieved by the granting of these extra subventions, so are the occupiers, and I do not understand why the relief given to the owners should be obliterated by this additional owners' tax.

3. On the same assumption, local authorities should be given the option of raising by a rate upon site values such further part of their expenditure from rates as they think fit.

I think this recommendation most unwise. It would almost inevitably lead to wirepulling and injustice. In districts where the landowners are non-resident and are unable to protect themselves by any share in the management of local affairs, as much as possible of the

local expenditure would be crowded on to the value of the land. This might easily lead to the income from the land being totally swallowed up by extra taxation. I believe the greater part of Eastbourne belongs to two landowners. The town owes a great deal to the manner in which these two estates have been managed. Yet this recommendation would place the income of these estates in the hands of the local rating authority, a body whose composition is continuously changing. Parliament should surely ascertain, definitely, what is the fairest basis of taxation for the whole country and then direct the local authorities to levy the tax on this basis.

4. The remainder of expenditure out of the rates should be raised, as now, by a rate upon the composite hereditament.

I think that this mixing up of the two systems would lead to wastage, extra cost of collection, and general confusion.

6. Provision shall be made to secure that no additional burdens are imposed upon agricultural land as a whole. With this object in view, it would be well to assess agricultural land, both to the new site rate and to such rates as are still imposed upon the composite value, on a part only of its full value. How large the part should be cannot be determined till further data are available. It should be such that agricultural land as a whole would not pay more under the new system of rating than it would have done under the old one.

From the wording of this recommendation it would appear that the Committee is of opinion that the Agricultural Rates Act, 1896, affected the principles of the valuation of agricultural land. But the partial exemption given by that Act to agricultural land is effected by halving the rate, not by altering the rateable value. It is interesting to remember the violent opposi-

tion which was offered to the passing of that Act. Indeed, the Report alludes to the matter as follows: "It
" is probable that a large part of the burden of agri-
" cultural rates is really borne, not by the farmer, but
" by the landowner, and it was this fact which led to
" the outcry against the Agricultural Rates Act, 1896."

The Committee's proposal is similar in effect to that contained in the Agricultural Rates Act, 1896, and the object of it is to secure the relief afforded by that Act. An adjustment of the exemption of one-half of the rates as calculated on the annual value of agricultural land would have to be made in order to balance the additional rate on the site value. Since it is proposed that the total burden imposed by the two methods of taxation should not exceed the total burden at present imposed by the one, it seems to me to be a waste of labour and expense to alter the existing machinery. (I have not overlooked the theory involved as to the presumed transfer of the incidence of rating, which, however, I do not think is concerned at this point.) I believe the Committee has misunderstood the present law on the subject, and I think the following sentence, which is to be found on page 543 of the Report, illustrates the kind of mistaken views which it holds: "We have
" come across a great many instances of good land,
" heavily overstocked with game, especially pheasants,
" which is in consequence let to the farmer at a
" considerably lower rent than it would have been
" otherwise. This land is rated at its value as
" diminished by the presence of game, with the result
" that other farm land has to bear a higher burden.
" It is claimed that such land should be rated, not at its
" reduced value, but at the value which it would have
" if the land were put to its best use."

But this is the very class of land which Section 6 of the Rating Act, 1874, was specially designed to deal with. The Committee has overlooked that section, which directs that, where any right of sporting is "severed from the occupation of the land" and is not let (as in the case where the landlord reserves it to himself), the occupier is to be rated for the full value of the land, including the right of sporting, but he may deduct from his rent the rates paid in respect of the increase, if any, of his assessment on account of the value of the right of sporting being rated. It is probable that, in most cases, the reduced value of the land plus the value of the sporting rights would give at least a figure approximating to the value which the land would possess if put to its best agricultural use.

7. Some alternative suggestions for the rating of site values, which the Committee do not adopt, but which they think worthy of further investigation, are contained in Appendix B.

As the Committee has not adopted these suggestions, I do not think they as yet come within the sphere of practical politics, and I do not, therefore, feel that it falls within the scope of this Paper to criticise them.

Recommendations 8, 9, 10, and 11 are headed "Relation between Imperial and Local Taxation," and deal with the proposed extra subventions, amounting to £5,000,000, and how they should be distributed. I think the amount mentioned is too little. So many of the expenses which are now met by local taxation are essentially national in their objects that it seems to me to be a subject for further careful consideration as to whether the land does not already bear too great a share of taxation. I do not think this large subject can be included in this Paper.

The "Recommendations" now turn to the method of valuation, the first under this head being—

12. The proposal of the Royal Commission on Local Taxation, to the effect that in each administrative county there should be only one valuation authority, that it should be appointed by the county or county borough council, and that the valuation lists drawn up by it should be the basis of all rates and taxes levied on the composite value, should be adopted, subject however, to the modification that separate valuation authorities should be created for at least the larger non-county boroughs.

I think the existing area should be maintained as far as possible, but it might be advisable to give powers to county authorities to enlarge areas where they think such a course advisable. I quite agree with the proposal to make one set of valuation lists the basis of all rates and taxes (poor rate, county rate, general district or special expenses rate, Schedule A, Schedule B, &c.). I cannot, however, agree with the conclusions of the Committee as to the way in which assessment committees and overseers do their work, and I consider that the principle of taking evidence and publishing parts only of such evidence, without giving the name of the witness, is objectionable. The charge of partiality which has been made anonymously is, in my opinion, unwarranted, and can carry no weight unless the persons who make such accusations come out into the open and enable their statements to be sifted and criticised. Even the existing machinery, without any amendment, offers a number of legitimate remedies for grievances having any foundation; and in the absence of an effective examination into their statements, it would seem quite possible that these anonymous witnesses might be actuated by personal feeling against the overseers and assessment com-

mittees, possibly even due to their having suffered financially through their assessments having been properly dealt with.

I have seen a great deal of the manner in which assessment committees and overseers do their work, and I have generally found that they possess most intimate and extraordinary knowledge of the property in their parishes, many of the gentlemen concerned having lived in the district all their lives. It is to be noted that the charges are almost wholly directed against overseers and assessment committees in rural districts. Most towns of any size possess rating departments which are managed by surveyors, and nearly all unions regularly utilise the services of qualified rating surveyors for the valuation of difficult properties in their areas.

13. The law should require every property to be revalued at least once in every five years, and, if practicable, annually.

I do not think that it would be practicable to revalue every hereditament every year, but I think that a quinquennial revaluation should be required by law. In order, however, to reduce the expense of such revaluation, the whole of England and Wales should not, in my opinion, be revalued at once. If the country were divided into five parts, so that one-fifth could be valued each year, I think the expense of the operation would be considerably reduced, and the result would be more efficiently and carefully attained.

14. The district valuer should be *ex officio* entitled to attend the meetings of the County Valuation Authority, and should have power to appeal against the valuation list of any parish, or the valuation of any property in it. He should probably also be given the duty of preparing the valuation list.

This recommendation is not an easy one for any surveyor in private practice to discuss in the presence possibly of district valuers. But I am sure that I shall be acquitted of any desire to offend when I say that I can see no reason for transferring the work of preparing the valuation lists from those who do it now. Owing to the difference in principles, which I have tried to illustrate, between the present rating system and the system adopted for the Finance (1909-10) Act, 1910, the valuations made by the district valuers are made on a basis which would be wrong and misleading for the purpose of parochial assessments. Therefore I should say, let the overseers, assistant overseers, or regular professional rating surveyors of the particular authority, as the case may be, prepare the lists.

15. Appeals to Special and Quarter Sessions should be abolished, and an appeal to the proposed Judicial Land Commissioners substituted for them."

With the first part of this recommendation I agree, but I do not think that the proposed Judicial Land Commissioners should be substituted. The tribunal which I favour is one which was suggested as long ago as 1861 by the late Mr. Edward Ryde, and referred to by him in this room twenty years later, in his Presidential Address, namely, a Court consisting of two surveyors and a barrister.

16. Railways and other special properties (such as canals, mines, tramways, docks, telephones, and gas, water and electric-light works) should be valued by an independent assessor.

On page 672 of the Report the proposed assessor is spoken of as being appointed by the Government. This proposal is, of course, a serious attack on local control in the valuation of special properties. The examples

mentioned in the recommendations do not include a large number of properties which rating surveyors would term "special properties," so that the amount of the control which is to be taken out of the hands of the local authorities cannot be correctly gauged by the words of the recommendation without further knowledge. It is the invariable practice of rating authorities not possessing permanent qualified valuers resident in the district to employ rating surveyors for this class of work, so that I do not think it can be said that the work is not done by experienced valuers at present. In many cases special properties have been valued by the same firms in various parts of the country for many years, by more than one generation in some cases. The experience and the value of these old connections would, of course, be swept away by the appointment of the Government assessor. Apart altogether from the personal experience, the papers alone, in these exhaustive inquiries, are very valuable.

I have had the opportunity of judging the relationship existing between the representatives of all classes of special properties and the representatives of rating authorities, and I think that it would be a misfortune to everyone concerned to disturb the existing conditions.

The moment the assessor took over the rating of these concerns there would be, I believe, an immense increase in the number of objections and appeals. I think that the Union Assessment Committees are in many cases inclined to have peace at any price in the matter of rating appeals. And I think this is erring on the right side, for, in the high figures involved in these special valuations, there is often a certain margin between the estimates of the two parties within which the true rateable value may be said to lie. The knowledge that the losing side would have to pay

taxed costs often stops appeals and conduces to a settlement.

On the other hand, if the assessment is to be made by a Government assessor on behalf of the Union Assessment Committee, the Government in whose service he is would probably have to pay the taxed costs of the appeal, so that the Assessment Committee, being relieved of any financial liability, would be inclined to stand out for high assessments and thus encourage litigation.

The value arrived at by the Government assessor might frequently be lower than that which the local authority's valuer would have estimated the property to be worth. Matters so serious to local authorities as these, involving the payments of very considerable sums of money, which in many cases form a large proportion of the total rateable value of the whole rating area, thus affecting the rates in the £, would be proper subject for local investigation. And I think it likely that differences of opinion would arise between the local authorities and their valuers, with their superior local experience and knowledge of the past history of the subject-matter in dispute, and the Government assessor.

17. Some tentative suggestions are made for the reform of the compounding system.

Time does not permit me to go into these suggestions in detail, but I think they are advisable. I agree that the present law as to compounding needs consolidation.

Speaking generally, I think that land is being made the subject of too large an amount of taxation.

With regard to the extra cost of maintenance of main roads, I think that, to make "the punishment fit the crime," heavy motor traffic should be taxed much more heavily than it is, and that the proceeds from such taxes should go towards the cost of repairing the roads. For

this traffic not only wears out the roads, but the assessments of railways and tramways are reduced in consequence of the loss of receipts which is due to this new method of locomotion, and the local authorities are unable to obtain a compensating advantage by rating the competitor. Further, tramways have to maintain the space between the rails and on each side thereof, which this very heavy motor traffic helps to wear out.

I think that all Government property should be rated on the same lines as other classes of property, and if this change in the law is made, Government property must be valued by the local authority's valuer, and not by the nominee of the Government, without appeal, as it is at present.

Mr. W. HAROLD EVE (Fellow) said it gave him real pleasure to move a cordial vote of thanks to Mr. Dixon and Mr. Ryde for the extremely interesting Papers which they had just read. Obviously they must have made an exhaustive study of the Report, which was a most praiseworthy expenditure of time, especially in the quinquennial year, when most rating surveyors in London were very fully engaged.

He had not yet had the opportunity of digesting the Report, for although he had spent a good deal of time when travelling in going through the red book, he had not got so far as the chapters dealing with rating. Of course he had read numerous summaries and extracts, but the two Papers that evening had whetted his appetite, and he trusted he would now have sufficient keenness to read through the whole of the Report.

The Land Enquiry Committee suggested that the present system of rating discouraged improvements. He did not think there was very much ground for that

statement, especially when dealing with building as distinguished from agricultural land. The misunderstanding, perhaps, had arisen as follows: When a man made a structural alteration, the attention of the overseer was naturally called to the building, and he rightly made a new valuation of the property, which included not only the value of the addition, but also the correct value of the old portion. Very often that new valuation resulted in a substantial increase; and perhaps a good many of the gentlemen who had sent particulars to the Land Enquiry Committee had assumed that the whole of the increase was due to putting a high percentage on improvements.

A man might possibly spend £600 or £700, say, in additions, the property perhaps previously having been rated at £100. The overseers, after seeing the alterations and revaluing the whole of the property, might rate it at £150, and the tenant immediately jumped to the conclusion that the £50 rateable value had been added in consequence of the expenditure of £600, which, on the face of it, appeared to be a high amount. If Mr. Ryde's suggestion of making an annual revaluation of one-fifth of the property of the kingdom were followed, there would not, of course, be so much inconsistency in rating, as no doubt there was at the present time—overseers naturally not being able to make very frequent revaluations—and the extra assessment for improvements would tend to resume its proper proportion. In any case he did not think, as a rule, that a man intending to make alterations would cut matters so fine as to render the question of rates on improvements a factor of sufficient importance to prevent him carrying out the work.

It was sometimes suggested that any readjustment

of rating by a transference of burdens from local to imperial taxation would be a present of so much public money to landowners. He thought Mr. Dixon's way of putting it was much fairer. One case he had in his mind was that of two roads having somewhat similar houses. The houses in one were rated at, say, 7s. in the £, and the other over 10s. in the £. In the case of the latter parish the owner had to take, for houses exactly similar to those in the other parish, several pounds a year less. It seemed to him that if any adjustment were made such as proposed, the owner would not receive a present of public money, but would only receive, as he was justly entitled to, a larger proportion for the value of his premises than circumstances had hitherto permitted.

Mr. Dixon maintained that the right of inspection should be made compulsory, but he hesitated to agree with him. Under the County Rates Act permission was given to valuers to inspect, but, of course, that principle was not adopted in the 1862 or 1869 Acts, yet, although he had valued a great many properties, he did not remember a single case where he had had any serious difficulty, and it seemed almost a pity to take away from the occupier the power of gracefully conceding the right to the inspector, or in the alternative to compel everybody to work by rule. The point of Mr. Dixon's charge, he thought, perhaps, was somewhat lessened when the facts were known. He believed he knew the case to which Mr. Dixon was referring, and if he was right, the surveyor who was refused admission was either the third or fourth surveyor in the case, two or three having previously been given permission to inspect the property on behalf of the respondents, so that in that case he did not think there was really any hardship.

He understood that it was proposed to retain the compounding system, but that the arrangement under which owners paid for property, full or empty, should be abolished. The great disadvantage in the case of compounding was the fact that tenants did not know to what sum the rates on their houses amounted. He thought the plan which had been advocated in that room, and which had been adopted in some cases in the case of weekly tenancies, of showing clearly on the rent card the separate items of rent and rates, might well be greatly extended. After all the tenant was the man who got the benefit of the rates, and who voted for the people who probably spent the money, and the adoption of such a plan would give him a further idea of what was happening at the time he exercised his vote.

He was in agreement with practically everything Mr. Ryde had said, and he considered his illustration of the effect of the Committee's proposals in regard to university towns showed very aptly the great difficulty there would be in carrying out, with fairness, taxation on the basis of capitalised values.

He thought with him that the county area was too large. He happened to have acted for one or two county councils, and he found when they were hearing objections that it was impossible to get that local experience that was got from members of assessment committees of unions. It would be a pity to lose the advantage of that experience, and he was therefore in cordial agreement with the proposal that the present area should be continued or in certain circumstances varied.

In considering the question of special properties, Recommendation 16 was so vague that it was most

difficult to know exactly what was intended. Members who were accustomed to valuing that class of property would agree with him that the difficulty in valuation lay, not in the valuation of the whole undertaking, but in apportioning the value amongst the various parishes or unions. If the very rough-and-ready methods he had heard of were adopted or followed, it seemed to him the remedy would be very much worse than the disease. Some of the schemes put forward would have the effect of transferring large blocks of rateable value from one union to another, thus very seriously disturbing the financial arrangements of the local authorities, which of course had to borrow on the security of the rates; and as far as he could see there would be no benefit either to the general body of rate-payers or to the actual occupiers of the property that was being valued, so that until they heard what the proposal as to the apportionment was, he ventured to think that recommendation was one that could not be usefully considered.

He had very much pleasure in moving a hearty vote of thanks to Mr. Dixon and Mr. Ryde for their Papers.

Mr. ARTHUR BODY, A.R.I.B.A. (Fellow), in seconding the vote of thanks, said that they were much indebted to the authors for calling attention to some of the dangers which existed in the proposals of the Land Enquiry Committee. It was a startling proposal that local authorities were to be empowered to lay the whole future increase in rates upon the backs of site value owners. There seemed to be in that proposal no limit to the amount which they might raise, and as the local authorities were answerable to their constituents and

not to the site value owners, it seemed to him to be a direct encouragement to extravagance.

He had looked into the Committee's Report to see what protection it was proposed to give to site value owners, and he found the subject dealt with on page 598. He would read the paragraph, not venturing to use his own words: "In the case of tenancies for a term of " years such an objection would be serious if we proposed " to break existing contracts, but if, as we suggest, exist- " ing contracts were respected, then for a long period a " large amount of the rates would be borne not by the " owners, but by the tenants under contract, and when " existing contracts ran out the owner would in making " a fresh bargain make it with his eyes open to the fact " that in future the rates would have to be borne by " himself." Now, if they turned to page 569 of the Report, they found the Committee considering the question of existing contracts, and very properly they stated that they were in entire agreement with the proposal that existing contracts should be observed. Then they went on to say: " But the majority of " occupiers have short tenancies, and it would be pos- " sible within a very few years to put the site rate " upon the owner instead of upon the occupier." He thought that the latter reference was the truer one of the two, and it seemed to him that the Committee had made absolutely no real answer to the objection.

Passing to the question of the economical results which the Committee claimed for their scheme, it appeared that such results were very doubtful indeed. The basis of the assessment was entirely hypothetical and quite unreal, and it further seemed to him that the incidence of the rate must be necessarily very uncertain. The difficulties were apparent from the failure

of the Committee to find any method of dealing with the monopoly value of railways, gas and water works, and kindred properties. They frankly confessed that they had been unable to find such a method. He ventured to suggest that if they did find a method it would not be essentially different from the practice and method now in vogue.

There was yet another question on which the Committee admitted their failure. They very properly said that in the valuation of agricultural land a distinction must be drawn between the work of man and the work of Nature; then they proceeded to state that they had been unable to find a basis for the valuation of the site value of agricultural land.

Those two instances, he thought, were indications of the difficulties in their way, which they had failed to overcome, and as they referred to a very great deal of property in the United Kingdom, it seemed to him that it was rather premature for them to put forward a scheme of that nature until they had solved those difficulties.

So far as agricultural land was concerned, the Committee claimed that their scheme would result in a readjustment of rates between well and badly cultivated land, and between large farms and small holdings. It seemed to him that, following out the principle adopted by the Committee, deduction would have to be made on farms not only for works, *i.e.*, bricks and mortar, hedges, roads, drains, and other works of that kind, but also for the value due to cultivation, whether it were good cultivation or bad cultivation; and he ventured to suggest that on the majority of ordinary farms of average value, if those deductions were made, there would be no site value left. But on the small

holdings, which were usually specially selected land, and on the richer farms and accommodation land, there would be some site value, and the result, therefore, if he was correct in his view, would be entirely opposite to that which the Committee expected, because, owing to the narrowness of the basis of assessment, the extra burden would be thrown upon those properties which they were attempting to relieve.

So far as urban land was concerned, it seemed that the Committee demonstrated by the tables which they gave that the effect of their proposals would be to increase the burden upon owners of undeveloped land and owners of the inner sites of towns to the unfair relief of the suburban owners.

On the whole the proposals were of such a complicated nature and so uncertain that they were more likely to frighten capital away from land than to encourage it.

There was one other point he desired to make. On looking at those hypothetical valuations and the very unreal and complicated methods advocated, he felt, as a surveyor, somewhat indebted to the Committee for having made such proposals. He thought that the present would be a very opportune time for introducing them into Parliament, and for the whole scheme to be carried out as urgent war legislation; a very appropriate title for the Act of Parliament would be "An Act for the "Relief of Distress amongst Surveyors."

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. ISAAC DIXON (Fellow), in acknowledgment, warmly thanked the Members for their kind expressions

towards himself. He was only too glad to think that his Paper was likely to give rise to an interesting discussion, and he would do his best to be present on the next occasion in order to answer any questions that might be put.

Mr. E. H. N. RYDE (Professional Associate) also returned his thanks, and said he should be delighted to be present at the next Meeting in order to deal with any points that might be raised or thought of in the interim. He knew there were several Members who desired to take part in the discussion who were unable to be present that evening.

On the motion of Mr. W. P. RYAN (Fellow) the debate was adjourned until the 8th March.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 8th March, 1915.

HOWARD CHATFEILD CLARKE (President) in the Chair.

The adjourned discussion of the Papers read at the Ordinary General Meeting of The Surveyors' Institution, held on Monday, 22nd February, 1915, by Mr. Isaac Dixon (Fellow) and Mr. E. H. N. Ryde (Professional Associate), on "The Report of the Land Enquiry Committee—Rating," was resumed by—

Mr. W. P. RYAN (Fellow), who said it seemed to be rather futile for The Institution to devote its time to the discussion of the proposals of the Land Enquiry Committee at the present crisis in national affairs, or to trouble itself about minor matters during the titanic struggle which was engaging the whole energies of the nations concerned; and he was not at all sure that at the conclusion of that life and death struggle of the British Empire any body of men or any party would feel at all inclined to consider the proposals formulated by the Land Enquiry Committee.

However, as those proposals were down for consideration, he thought they must look at them from a very broad point of view, and he proposed to confine himself to the consideration of the taxation of site

values, there being too many sub-heads for any one speaker to tackle in a reasonable time. The points they had to consider were whether the proposition to tax site values was economically sound, and, if so, did they, as experts, consider the revolution—for it was a revolution—necessary? If they considered it advisable, they had further to consider whether it would be just. In his Paper Mr. Dixon approved of the recommendation within certain limits; he certainly approved the principle and recommended its adoption. In his own words, he believed it to be a principle which “engenders sound economic circumstances.”

Mr. Ryde had done well to draw attention to the dictum of the Committee that the aim of rating site values was to achieve a certain economic result, namely, the putting of land to a better use. That disclosed the real object, which was not to find out a fairer way to levy rates, but to achieve a totally different purpose.

The Committee averred: “We have to consider the problem from the point of view of an old community, where a different kind of rating system has been in existence for centuries, and where land has been bought and sold for generations upon the assumption that rating was to be based upon the composite hereditament and not upon the site value.”

He wished particularly to draw attention to that paragraph, as he entirely agreed with it, and it was that which they had to consider that evening. Could they decide that the alteration was necessary or that it was equitable? Before going into detail, he wished to draw attention to the 5th Recommendation, which ought to be very carefully considered, *i.e.* :—

The site value rate should ultimately be levied upon owners, but existing contracts should be respected.

Where an occupier has contracted before the introduction of the new system to pay all tenant's rates, no rates should be levied upon the owner until the expiration of such contract.

That recommendation alone, important as it was from the point of view of justice, would lead them into awful confusion, and to his mind stamped the whole scheme as impracticable. Those present being practical men, it was needless for him to enlarge upon the confusion, labour, and enormous expense which such an in-and-out scheme would involve.

There were two other recommendations which directly bore on the 5th, *i.e.*, the recommendation of the Committee (a) that all future improvements should be exempt from rating, and (b) that all increases in local expenditure should be met by a rate on site values. That meant that all additions and alterations to factories and buildings were to be utterly disregarded in future. The effect would be that the man with a lease would be exempt from rating on his own future improvements, and the freeholder would also be exempt while the lease ran, but the landowner, whose leases had just run out, and whose property was in hand, must pay a proportion of the loss of rates on the improved value of the property, and of all increases in local expenditure; the landowner with the long leases would get increased security, while the man whose property was in hand might be liable, almost, to confiscation; he did not know that it would not be confiscation.

But that was not the end of the difficulties which cropped up, for the Committee alleged, "as a cardinal principle, that no scheme of rating reform would be acceptable which discriminates between present and future improvements." The effect of that would be

that the happy man with a long lease would be entirely freed from rates, and the landowner with a long lease would get double security for his rent, while the landowner with property in hand might have to pay 20s. in the £ on annual site value. That was not an exaggeration, for they could all do the following little sum and see how it worked out. In a manufacturing town, within his own experience, where the rates were 9s. in the £, and the present rateable value was £200,000, the annual site value was £80,000, and one-eighth of the properties were held on building leases. The rates on site values, therefore, would work out at 25s. 8½*d.* in the £.

Mr. Dixon's instance of the case of the assessment committee, which consisted of two ladies, a grocer, and a milkman, who had to value a large shipbuilding yard assessed at £20,000, had somewhat taken him aback, but, before agreeing with the author who had cited it as one of the drawbacks of the present system, he would like to know whether in that particular case the assessment committee was not advised by a valuer, which would alter the circumstances completely. Personally he had a very wide experience of assessment committees in all parts of the country, and he quite agreed with Mr. Ryde that they generally possessed intimate and extraordinary knowledge of the property in their own unions.

Mr. Ryde touched on the question of the valuation of railways, tramways, gas, water, and electricity mains. The Committee gave them no guidance whatever as to how they were to be valued, or if it was possible to arrive at the site value of a main running through a street having no site value. They were left to imagine how they were going to do it, or indeed if it could be done. Whether or not their imaginations were vivid enough

to solve that problem, they would at any rate have no difficulty in conceiving the confusion which would arise out of it.

Leaving the general for the particular, he had prepared some figures to which he wished to draw their attention. The Land Enquiry Committee's proposal to levy a rate of 1s. 8d. in the £ on annual site value would, in the example quoted in Mr. Dixon's Paper on page 308, have the effect of increasing the rate in the £ on the rateable value from 6s. 8d. to 11s. 8d., of relieving the occupier of all rates, and of giving 5s. more in the £ to the rating authority.

Land, £2,100 at 1s. 8d. in £ £175

$$\frac{£175}{300} = 11s. 8d. \text{ in } £;$$

and would reduce the capital value by £3,500.

$$£175 \times 20 = £3,500 = 8.33 \text{ per cent.}$$

Mr. Dixon suggested in this case that it would not be fair and reasonable to impose 1s. 8d. in the £ as a fixed figure, but to levy one-eighth of the total expenditure as a rate in the £ on site value. Now, in that particular case his levy of one-eighth would come to 10d. in the £, or one-half what the Committee suggested, and would reduce the capital value by £1,750.

He proposed to give examples to show the unequal effects of the proposed levy. They were based entirely on facts within his own knowledge, cases with which he had had to deal.

1.—*Football Club.* (Provincial Town.)

Rateable value, £70.

Annual site value, £180 = 257 per cent. of rateable value.

£180 at 1s. 8d. in £ = £15 = 4s. 3½d. in £ on rateable value.

Depreciation in capital value, £300.

Relief to occupier, 61·31 per cent. of rates.

By annual site value he did not mean ground rent. He was adopting the suggestion of the Committee and taking prospective value into consideration, and in a good many of the cases he mentioned the annual site value was based on the annual site value found by the valuation department.

Those who had to deal with the valuation of football grounds for rating purposes would quite understand that there were many cases where the land itself was very much more valuable than the combination of land and buildings made together.

The effect of levying the site tax on the club mentioned would be to compel the landowners to let the field for building factories or workmen's cottages, destroying an open space, and depriving the working men of recreation. Now the minute a rate of 1d. was levied on the capital site value, adopting for annual site value the 20 years' purchase as used by the Committee, the value was depreciated, and next year they would have to take a lower figure.

2.—*County Football Club.* (Greater London.)

Rateable value, £234.

Annual site value, £585 = 250 per cent. of rateable value.

£585 at 1s. 8d. in £ = £48 15s. = 4s. 2d. in £ on rateable value.

Depreciation in capital site value, £975.

Relief to occupier, 39·0 per cent. of rates.

Those grounds happened to be in a congested

working-class district, and brought considerable profit to the shop-keepers, municipal tramways, &c.

The club owned the freehold. The district was fully developed, but outlying districts were being built upon, so that it was safe to assume that the increased land tax would force the committee to sell the land for building, for which it was overripe, and an open space of many acres would be closely built upon, unless the municipality stepped in to buy it, at a cost of many thousands, to secure an open space, which was now provided free of cost and contributed about £125 to the local rates.

3.—*Cinema Theatre.* (Provincial Town.)

Rateable value, £244.

Annual site value, £236 = 96·72 per cent. of rateable value.

£236 at 1s. 8d. in £ = £19 13s. 4d. = 19·3d. in £ on rateable value.

Depreciation in capital site value, £393.

In that case the lessor let the land for what appeared to be the most profitable user, but competition had destroyed the letting value of the theatre; the caterer for amusement got relief to the extent of 22·63 per cent., while, as would be seen from a later example, the manufacturer, employing thousands of men and adding to the prosperity of the country, only got relief to the extent of 1·42 per cent.

4.—*Shop.* (Provincial City.)

Rateable value, £314—actual rent on new lease.

Annual site value, £248 = 78·98 per cent. of rateable value.

£248 at 1s. 8d. in £ = £20 13s. 4d. = 15·8d. in £ on rateable value.

Depreciation in capital value, £413.

Relief to occupier, 16·45 per cent. of rates.

5.—*Shop.* (Provincial Town.)

Rateable value, £533.

Annual site value, £333 = 62·47 per cent. of rateable value.

£333 at 1s. 8d. in £ = £27 15s. = 1s. 0½d. in £ on rateable value.

Reduction in capital value, £555.

Relief to occupier, 14·88 per cent.

6.—*Bank.* (Provincial Town.)

Rateable value, £337.

Annual site value, £132 = 39·16 per cent. of rateable value.

£132 at 1s. 8d. in £ = £11 = 7·83d. in £ on rateable value.

Reduction in capital value of site, £220.

Relief to occupier, 9·32 per cent.

7.—*Club.* (Provincial Town.)

Rateable value, £534.

Annual site value, £185 = 34·6 per cent. of rateable value.

£185 at 1s. 8d. in £ = £15 8s. 4d. = 6·92d. in £.

Reduction in capital site value, £308.

Relief to occupier, 8·43 per cent.

8.—*Factory.* (Provincial City.)

Rateable value, £5,600.

Annual site value, £1,280 = 22·85 per cent. of rateable value.

£1,280 at 1s. 8d. in £ = £106 13s. 4d. = 4·57d. in £ of rateable value.

Reduction in capital value, £2,133.

Relief to occupier, 5·44 per cent.

9.—*Public-house.* (Provincial City.)

Rateable value, £160.

Annual site value, £29 10s. = 18·43 per cent. of rateable value.

1s. 8d. in £ on £29 10s. = £2 7s. 5d. = 3·55d. in £ on rateable value.

Depreciation in capital site value, £49.

Relief to occupier, 3·7 per cent.

10.—*Private House.* (Provincial Town.)

Rateable value, £200.

Annual site value, £33 7s. = 16·6 per cent. of rateable value.

£33 7s. at 1s. 8d. in £ = £2 15s. 7d. = 3·4d. in £ on rateable value.

Reduction in capital value, £56.

Relief to occupier, 4 per cent.

This was a case to which he drew special attention in contrast to the results in the next instance.

11.—*Works.* (Provincial Town.)

Rateable value, £5,753.

Annual site value, £616 = 10·7 per cent. of rateable value.

£616 at 1s. 8d. in £ = £51 6s. 8d. = 2·14d. in £ on rateable value.

Reduction in capital site value, £1,027.

Relief to occupier, 2·54 per cent.

12.—*Works.*

Rateable value, £2,190.

Annual site value, £210 = 9·59 per cent. of rateable value.

£210 at 1s. 8d. in £ = £17 10s. = 1·91d. in £ on rateable value.

Reduction in capital site value, £350.

Relief to lessee, 2·27 per cent.

13.—*Factory.* (Greater London.)

Rateable value, £5,295.

Annual site value, £496 = 9·36 per cent. of rateable value.

£496 at 1s. 8d. in £ = £41 6s. 8d. = 1·87d. in £ on rateable value.

Depreciation in capital site value, £826.

The lessee would get relief to the extent of 1·46 per cent. or $\frac{1}{8}$ of his rates.

14.—*Workman's Cottage (Freehold).* (Provincial Town.)

Rateable value, £14.

Annual site value, £1 = 7·14 per cent. of rateable value.

£1 at 1s. 8d. = 1s. 8d. = 1·42d. in £ on rateable value.

Depreciation in capital site value, £1 13s. 4d.

Relief to occupier not the owner, 1·7 per cent. of the rates.

The working man who owned and occupied would get no relief, but when other districts were developed he would probably find he had to pay an extra 1s. 8d. or 2s. for the additional expenditure of the local authority for the benefit of others, and find his property further reduced in value, a result diametrically opposed to the expectation of the Committee, for they were told in the Report that the object of imposing the site tax was to relieve the working men, and to throw more land into the market, so that workmen's dwellings could be erected.

The reduction in capital value was a constant of 8·33 per cent., and the comparison of results would be seen in the summary on page 357, from which it would be seen that if the occupier of a football club were distinct from the landowner he would get the greater benefit, though his expenditure would be comparatively little.

	Annual Site Value.	Relief in Rates.
1. Provincial Town, Football Ground ...	257 % of R. V.	<i>s. d.</i> 4 3 in £
2. Greater London, " " ...	250 % " "	4 2 "
3. Provincial Town, Cinema Theatre ...	96.72 % " "	1 7 $\frac{1}{4}$ "
4. " City, Shop... ...	78.98 % " "	1 3 $\frac{3}{4}$ "
5. " Town, " ...	62.47 % " "	1 0 "
6. " " Bank ...	39.1 % " "	8 "
7. " " Club ...	34.6 % " "	7 "
8. " " Factory ...	22.85 % " "	4 $\frac{1}{2}$ "
9. " " Public-house ...	18.43 % " "	3 $\frac{1}{2}$ "
10. " " Private House ...	16.6 % " "	3 $\frac{1}{2}$ "
11. " " Works ...	10.7 % " "	2 "
12. " " " ...	9.59 % " "	2 "
13. Greater London, " ...	9.36 % " "	2 "
14. Provincial Town, Workman's Cottage	7.14 % " "	1 $\frac{1}{2}$ "

The cinema theatre would come next, followed closely by the shops and bank. The lessee of land, upon which he erected works employing several hundred workmen, only got a trifle, but the poor working man, if he was not the freeholder, got less still.

It was prophesied that if site values were taxed the question of working-class houses would be automatically settled and factories would spring up by magic. The facts set forth above rather falsify the prophets. He left the Members to judge whether, to use the words of the Committee, "such a transference would undoubtedly increase production and promote the best use of land, while giving a stimulus to the whole trade and industry of the country, in so far as they

“ are dependent on the application to land of labour and
“ capital.”

Mr. WALTER RYDE, K.C. (Visitor), hoped the Members of The Institution and the President would forgive him if he tendered his thanks and good wishes to the younger of the two authors whose Papers they were considering; the senior Member did not require his congratulations.

Although he had made a few notes of the points he desired to raise, he felt that if they were to attempt to discuss all the points of interest in the Papers, or in the “ Red Book ” which was digested in the Papers, they would be there till that day week. The Red Book was kind enough on one page to reduce the creed of the people responsible for it to a single sentence: “ The
“ single tax is based upon the idea that all land values
“ have been created by the community, and therefore
“ belong to it, and not to private individuals.”

With all respect to those gentlemen it seemed to him there was a short answer to that statement, and that was that it was not true. He ventured to suggest that the value of land was not created by the community, except in a sense which had no bearing on the subject they were considering. Of course all values depended on the existence of a community; there must be somebody to buy and somebody to sell if anything were to have any value at all. If Robinson Crusoe on his desert island had been furnished with all the reserve gold in the Bank of England, and all the diamonds of South Africa, he would not have been a penny richer the next morning, because there was nobody to whom he could sell the diamonds, and nobody of whom he could buy with his gold. Money was of no value unless something could be bought with it, and land was of no commercial value in

itself unless it could be sold, apart from the possibility of cultivating it.

Apart from that, he ventured to suggest that the site value was not created by the community in any sense of the word. It was created by the successful industries embarked upon by the various members of the community for their own profit and advantage. If those industries turned out a success, they created a demand for land, as also for other commodities. Taking a concrete instance, which appealed to his mind as the place in which he spent a good deal of his boyhood—the parish of Woking. The land in that parish was now letting at a price which would have bought the freehold when he was a boy. What had created that remarkable change? Two causes were very prominent: one was the excellent train service on the railway serving it, and the other the increasing popularity of the game of golf. Taking the train service, the shareholders of the South Western Railway Company had no cause to complain of the growth of Woking, because every new house meant a new season ticket holder, and it would be as absurd for the South Western shareholders to complain of the prosperity of Woking as for Woking to complain of the prosperity of the railway company owing to the increase in the passengers to the town. The plain English of the position was that if any body of men started a trading, commercial, or manufacturing enterprise, which not only succeeded in giving work to their own direct employés, but created values and needs for property, and objects upon which money could be spent, in that sense the value of the land was due to the community, and in no other. But the part of the community which had created the value had no cause to complain, because if

the thing were a success, they had made a profit by their own venture. So much for the general principle.

He did not wish to weary the Meeting by multiplying illustrations, but let them consider the proposal that the site value should be the subject of a single tax of either a 1*d.* rate in the £ on full value, or 20*d.* in the £ on annual value. What was the effect on the purchaser who bought last year? Assuming there was any value in the land due to the expenditure of the community, which was not expenditure incurred for their own interest, the purchaser was now told that he was to be taxed on the value for which he had already paid, because in some direct or indirect way the value was created by the expenditure of the community. The purchaser said, "That is very nice, but I have paid for that already. Why should I pay over again?" That was only a typical illustration of what would happen every day and everywhere.

For the last three hundred years—since the statute of Elizabeth—they had gone on the hypothesis that the land would be taxed in a certain way. Directly the proposal was made, not merely slightly to modify the principle of taxation, but to have a complete upheaval of the whole principle, they created endless injustice.

He would like to take another practical instance within two miles of that spot. He would not mention names, but the instance was one of actual fact. It was the case of a brewery built on ground which, at that time, was not very near the centre of London. Afterwards London increased, and the street became much more frequented, and the land was valued at a much bigger price per foot superficial than before. But the brewery, *qua* brewery, was not in the smallest degree benefited by the increase in value. Taking hypo-

thetical figures let them suppose the annual value was £10,000, the land formerly worth £2,000 was now, owing to the improvement of the street, worth £4,000. The buildings alone were worth £8,000. The proposal was to rate undeveloped or under-developed properties on the full site value which they would have if devoted to other purposes. Taking this particular brewery, the actual value of the land to the brewer was only £2,000, but he was to be told, "You are to pay a tax on £4,000. "It is true you only realise £2,000 of the £4,000, but "you are to be taxed on the £4,000, because somebody "else can realise the £4,000." The answer of the brewer would be, "I can only realise the added £2,000 "improved value of the land, which I do not want, by "sacrificing £8,000 worth of buildings which constitute "the brewery. I cannot use the full value of the land "without sacrificing four times the value in buildings, "in order to derive the full benefit of the unexhausted "use of the site." What justice was there in the proposal to tax him on a value he could not realise? In that particular case the long frontage to the street which was held by the brewery had only one gate in it, and no other entrance of any kind. Although Members of The Institution probably knew more of the subject than he did, he imagined that every brewery would be designed to have only one gate, and that particular brewery, which did not want a frontage to a big street but had it thrust upon them, would have to pay for it, and that was the justification for the taxation. It seemed to him that any principle of taxation which involved such a proposition as that would be perfectly monstrous.

Then there was the case of the small shopkeeper who had been perhaps 25 years in the shop, and had got a building a hundred years too old for the site he

occupied. It was all very well to tell him that he had a shop worth £100 a year, and that the land alone was worth £90 if he put a fine shop upon it. The shopkeeper naturally said, "I cannot afford to sacrifice the present shop as I have no capital. Besides, if I went anywhere else, or rebuilt here and let somebody else occupy it, I should lose the whole of my trade." It seemed to him (Mr. Ryde) that a system of taxing undeveloped land might be made a most fearful instrument of oppression to the small shopkeeper who did his best to make both ends meet, and very often found it extremely difficult. Taking the large and successful brewery, which did not want the added value of the land and did not use it, and the small shopkeeper who did not want and could not use the added value, the proposal to tax the land for the full value for any other purpose to which it could be put was an untenable system altogether.

They were told in that connection—it was a hardy annual, and he remembered it twenty-five years ago—that there was a danger of a man holding up land to make a big price later, and delaying improvements, and so forth. On page 558 of the Report of the Land Enquiry Committee the answer was given to that, because if a man was intending to hold up and make a corner in land, if he had a tax put upon him that would depreciate the value immediately, he might sell it to somebody else for the depreciated figure, and that man would hold it up. The Committee said that was not an answer, and they went on as follows: "The owner in a great number of cases would find that he could avoid the annual loss without incurring any capital loss by letting his land at once, instead of holding it for a further possible rise." That seemed to him

to strike at the whole question of valuing land which was not used for building, and indeed was not ripe for building, but which would be ripe and fit fifteen or twenty years hence. He understood that when land was on the outskirts of a town, which had an agricultural value originally, and a slightly higher value for market gardens, and it was known that in the end it would have a building value ten or fifteen years before the building took place, coming events would cast their shadow before, and the land which in itself as cabbage ground would be worth £100 an acre would sell for £500, because it was expected it would later sell for £1,000 and be built upon.

But to-day it would sell for only £500 to a man who was allowed to hold it and not build upon it. The Institution no doubt could name dozens of instances where land had a building value, but if built upon at the present moment would prove a dead loss. That seemed to him a complete answer to the suggestion put forward by the Committee, and there could be no doubt that the effect of putting a tax on land not ripe for building, but calculated on the selling value (that was the value realisable to-day, plus the chance of an added value fifteen years hence) would be that the owner of the land would be compelled to throw up the whole scheme, and sell his land at a loss. It would also be absolutely impossible that the result aimed at by the promoters of the scheme (that buildings should be put up) could be carried out, for the excellent reason that, for the moment, they were not wanted.

He had dealt with the case of undeveloped land and, as in the case of the brewery, with under-developed land, but behind those things there was a sort of idea that in any event site values were not taxed, even in the case of

fully developed land. That was the greatest mistake in the world. If they had land put to its full use, and a tax was levied on the full value of the land and buildings, the site value of the fully developed land was as fully taxed to-day as it could be if they had a single tax, or a special site value tax, imposed upon it. It was only where the land was not developed at all, or under-developed, that the scheme would have any effect, and it was in those two instances where the scheme would inevitably, in his opinion, work injustice. It would work perfect justice under the existing system where land was fully developed, but there the scheme was not wanted.

The next point he desired to raise was the suggestion that the rating of buildings under the present system made the builder cut down his building expenses to the lowest level. On page 523 of the Committee's Report it said: "The present system of rating makes the builder "cut down all extra improvements which, though they "might add to the beauty and comfort of the house, "cannot be described as absolutely necessary from the "point of view of the minimum standard of shelter." Here the writers of the book seemed to touch on the fringe of a subject which was extremely difficult, namely, what was the ultimate incidence of any system of taxation or rating which imposed a charge on the whole value of land and buildings? He ventured the opinion that the suggestion which was hinted at in other cases, but never accepted or fully carried out, was that the real explanation was that nearly all, if not entirely the whole, of the burden of rates fell upon the man who had to provide the land. Following out the illustration of the builder being tempted to cut down his expenses in building, the builder combined building materials and pieces of land by putting materials in the

form of houses upon it. He knew or estimated what he could let his house for—at so many shillings a week—out of which the rates would come. A certain part of his expenses were irreducible, because, apart from a legal minimum wage, there was a minimum wage below which he could not get men to work for him. The bricklayers were paid so much, and the bricks were paid for at a price which would cover the cost of making the bricks and taking them to the site. Certain things could not be reduced, but the thing that could be reduced was the price paid for the land, because *ex hypothesi* they were not dealing with agricultural land pure and simple—the Committee were not dealing with it in their Report—but dealing with land which had a special building value. If the rates involved an outlay of £5 or £10 more per house, or row of houses, it followed that they must come from somewhere if not from the builder's profits. He would not submit to loss if he could help it, and would try to cut down the ground rent.

He (Mr. Ryde) submitted to The Institution that the great bulk of the rates came off the letting value of the land. The position was to be observed in the case of flats. A prospective builder said, "They will command a rent of so much; the outgoings will be so much, and the building so much. How much can I afford to pay for this particular plot of land?" If the landlord asked £1,000 a year, he would say, "I cannot do it"; and if the landlord did not come down, he would go elsewhere. Therefore the primary effect of the rates was not so much that the builder built as cheaply as he could, but that the builder was less able to pay a big rent to the ground owner, and that the great bulk of the burden of the rates fell upon the man who had land in the market to sell or let.

There was another point referred to elsewhere in the Committee's Report which he would like to notice in passing. If they were to have a rating of empty houses, it seemed to him there would be a very strong inducement held out to the builder not to build dwelling-houses. A builder's risks were at all times considerable, but if he were told that if he found a difficulty in letting, or failed to let altogether, he would not only have the capital standing idle and have to pay interest on it, but he would have to pay something in rates on the empty houses, the inducement to the builder to speculate would not be increased. If the object of the changes was to induce builders to put up houses, one method of doing the exact opposite was to impose a tax on empties, because if the builder were unlucky the position was aggravated by charging a rate on the empty houses.

Mr. Ryan referred to a point which he had already noted, and that was the difficulty of dealing with existing contracts in the enormous upheaval suggested in the new system. What was to be done in the case where there were leases in one row of houses of 90 years, 30 years, 5 years, 3 months, and so on, to run? What possible principle could be adopted when dealing with such varying conditions? If they said, "Shatter existing contracts and compensate the people," that was another matter, but they must respect existing contracts if they were not to compensate. If they did that, he thought the scope of operation of the new proposal in any urban district would be extremely small where contracts were still running.

He wished also to call attention to the tables set out in the Committee's Report. One trifling point arose in connection with Mr. Dixon's Paper. Mr. Dixon had

failed to notice something which he (Mr. Ryde) had observed. The writer of the Paper said truly that the tables on pages 581-2 were extremely puzzling. He (Mr. Ryde) had been completely baffled by the first one, until he found that the explanation of one of his difficulties was that there was a misprint in Table I. In the column headed "S.V." for "Site Value," opposite the letter "E," the site value should be £90. If that correction were made, it worked out more reasonably. But the tables showed what was very startling, namely, that the result of the proposal was in one case that 14s. 10d. in the £ would be substituted for a rate of 4s. 8d. The next happy hunting ground was the case where a 6s. 8d. rate rose to 22s. 3d. in the £; and in the three following cases the rate rose from 6s. 8d. to 33s. 4d. in the £ on the annual site value. That seemed to him a startling result. It meant, as far as he could understand the tables—which he admitted were very difficult—that 12 years' purchase of the rate on the site value, leaving out compound interest and so on, would be equal to the fee simple value of the site. Taking the letter "A" in the last table, the equivalent of the site value was £225, which was 5 per cent. on the total site value, but the annual sum which the owner was to be called upon to pay was £375, and that £375 was to be paid out of £225. There were no notes to explain it, and he had not been able to do anything of the sort in his small experience of figures. The thing was an absurdity. Whether it was put down as a *reductio ad absurdum* there was nothing to show. The position was solemnly stated in the table, and the result was that the owner had better give his property away to anybody who would take it.

But there was much more than that depending on

the question. The gentlemen who framed the tables seemed to have glanced at the difficulties in the next page, but the point they had missed was that the site value was a valuation made by somebody under the existing *régime* of rateable value, and also made under the existing system of taxation. If they were going to alter all the conditions of taxation, both those valuations disappeared and would no longer apply. If they said an enormous tax was to be levied, the site value must be readjusted altogether. They must do in fact what some Members would remember happened when the large licence duties were imposed on public-houses in 1910. It sounded very nice for the rating authorities, who anticipated no difficulty, but the imposition of the large licence duties immediately reduced the rateable value of all the public-houses in the kingdom. That was what would happen now. The people responsible for the scheme said it would produce so much money, but they forgot that they had calculated the site value on the present footing of valuation, with none of those special taxes, and they had applied to that larger value the proposed new rate. The site value would have to come down very much. They were not going to take 20*d.* in the £ fixed on the old footing; they must make allowances, and then every one of those tables would be absolutely useless. They were comparing the valuation made when there were no site value taxes to pay, and applying it to a state of things which would exist when there was a site value tax to pay. The tables meant nothing at all.

The Committee admitted that there might be rises and falls both ways, and on page 583 it was stated that "As it is not possible to determine exactly what the " change would be, we have thought it better to assume

“that there is no change rather than to make some “purely arbitrary assumption as to its magnitude.” If they knew there was to be a change, but they could not say how great it was to be, it was useless to make a calculation on the assumption that there was no change and to say it proved anything.

That led to another point, on page 573, which almost amused him. The Committee said that the valuations under the Finance Act would not be completed until 1915. He supposed that meant that by 1915 they would be completed. He did not imagine that would be the case with all the land in the kingdom, but supposing it were so, all those valuations were based on previous experience. If he were making a valuation, and he found that the year before the bare land sold for £1,000, he would be tempted to say that the property was worth £1,000. That was the position under the existing system of taxation, but if they completely altered the system of taxation, and—although £1,000 was given in the hope of receiving a profit fifteen years hence, and having only to pay a tax on cabbage ground value—applied that to a state of things when 1s. 8d. had to be paid on another value, it seemed to him the sale price would be of no value whatever for the purpose of the site value tax.

It was very remarkable that on page 607 the Committee dealt with the site value of railways. There they were up against a considerable difficulty, because assuming other difficulties were got over, from the very nature of things it was impossible to have a site value of a railway in the same way that there could be a site value for a shop. The Committee said: “But, in our “opinion, the agricultural value of the land occupied is “not a fair measure of the site value of a railway line.” He would be inclined to agree with that. The Committee

continued: "The right to construct and work a railway "is an exclusive privilege granted by Act of Parliament. "It affords an opportunity of obtaining monopoly profits, "and accordingly adds considerably to the value of the "land in connection with which it is exercised." In a sense there was a monopoly, because so long as there was only one railway there was no competition. But Parliament never passed a Railway Bill on the footing that it would never pass another Bill for a railway to compete with it, and the word "monopoly" was used in a very loose way. The real answer was that site value in the case of a railway was impossible, because the value of the railway depended, not on what other use the land could be put to, nor on the money put into the making of the railway, but on the profits got out of the railway. Therefore the real cause of the profits of the railway was the happy accident which attended the skill of the people who thought it would be a good thing to make a railway line.

It was rather instructive to notice that in the proposal to value land at its value for purposes other than those for which it was immediately used, the gentlemen who framed the proposals rather fought shy of leaving out railways, because they appreciated that in several country districts to let the railways off on the value of agricultural land would mean a very large additional burden on the rest of the parish. It was instructive that when the taxation of improvements—for that was really what railway rating was—hit the people for whom these gentlemen were trying to legislate, they were strongly in favour of taxing improvements.

There were one or two points of minor detail he would also like to mention. In the recommendations of the Committee they seemed to lament, though not very

strongly, the lack of uniformity in the deduction for repairs and renewals from gross value to rateable value. In his humble opinion the idea that there should be any uniformity, regardless of the circumstances, in the relation of gross to rateable value, was quite a mistake. Let them imagine two paper mills, one a real concrete mill, and the other an imaginary one. The mills were exactly alike, building for building, machinery for machinery, and plant for plant. One had the misfortune to be two miles from the nearest railway station, and the other had a siding running into it. It was obvious that one mill would be enormously more valuable than the other, while the cost of repairing and renewing would be practically unaffected, but the idea that the repairs, renewals, and other expenses necessary to maintain the hereditament, should be a constant percentage, whether the mill had the advantage of a railway siding, or had no such advantage, and had the whole of its materials moved two miles by road, the idea that that should be a constant figure was to his mind perfectly absurd.

They might take an illustration nearer their own building, an old building in Great George Street, Westminster. As a building it would probably cost no more nor less than a similar building on the other side of Westminster Abbey to repair and renew, but the rental value as offices for engineers or barristers would be about five times that of the other building. If a constant percentage were allowed, it meant that five times the deduction was proper in one case, and only one-fifth was proper in the other case.

One other point with which he would like to express agreement was that the present tribunal of appeal before a county bench or recorder in the case of such things as

railways, gasworks extending into many parishes, and waterworks, was very unsatisfactory. He would like to go further and say they would not get anything satisfactory in the procedure by way of appeal, unless they had from the court of first instance a real and effective form of appeal to some higher tribunal. At present they had half a dozen country gentlemen, who did their best—he made no complaint about their trying to do their best—but they had very little experience of valuation of railways or gasworks. Their decisions on fact were absolutely final. Their decisions on law could also be made final, if they so chose, by their refusal to state a case. If an action involving £500 on a contract were being tried before the Lord Chief Justice without a jury his decision on law or fact would be subject to appeal. In that case they had a man who ought to be and often was one of the most competent men to try an action in the kingdom. Why his decision should be subject to appeal, and the decision of half a dozen gentlemen, who had no training on an extremely difficult subject, should be subject to no appeal on fact or law was a thing he could never understand. It seemed to him there ought to be a proper appeal so that the decisions of the existing tribunals could be subjected to review in the same way as were the decisions of more august tribunals.

Mr. ALEXANDER WALKER (Fellow), of Glasgow, said the procedure in Scotland differed very much from the procedure in England. In the case of special properties, such as railways, &c., in Scotland the valuation was undertaken by a Government assessor, and there was an appeal against his decision to the Valuation Court consisting of three judges. Then again, allowances for repairs, &c., so far as the Scotch municipal rates were

concerned, did not arise, because the municipalities rated on gross value. For the poor and school rates deductions were made from the gross value, and those rates were imposed on the net value. He had never been able to see any good reason for making any deductions and rating on net value—if there was to be rating on the value of the subject, he did not see why it should not be on the gross value. There might be difference of opinion as to whether the value was to be annual value or capital value, but now that a department had been created to ascertain capital values, he was inclined to think that it would be better if rating were put upon capital value instead of annual value.

Reference was made to a case where if the tax was put on the annual site value they might have a rate of £300 odd in regard to land that was worth only £200 per annum; that might seem absurd, but if the tax were reckoned on the capital value of the land plus the buildings thereon the thing might work out all right, although it might be a big proportion when confined to the land alone.

With regard to the tables in the Report, he thought they could do anything they liked with the figures. It depended entirely on the district which they happened to select when working out their figures. If they took part of a district—say, for instance, a portion of a residential district where they got cheap land upon which expensive buildings had been erected—buildings of very high value, and then a property in the centre of a large city where ground was of immense value and the buildings worth little, and if they multiplied subjects like those without taking into account the whole area, they could get almost any result they wanted to arrive at. But he thought they were agreed that land and build-

ings had to bear some proportion of the rates, and he would like to see distinctly stated what was the objection to making it clear on the present valuation and rating books how much of the rates was applicable to the land and how much to the building. It was always said that the composite subject was rated at present—that the land was assessed as well as the building. If that were so, what objection could there be to it being made clear on the rate books.

If they were going to rate land at all what rate did they propose to put upon it? He did not think that 1*d.* in the £ on the capital value was an extravagant proposal, nor did he think the other proposition made by the Committee was extravagant, namely, that rating authorities should have an option either to adopt a system of rating on land values or not, as they found would best suit the district. All over the Canadian cities that option was given to the rating authorities, and it was astonishing the way in which it had been adopted by one city after another—a distinct tax being put upon the land as apart from the tax on the buildings.

With regard to the system of valuation he thought Scotland was ahead of England, and if the latter had been as up to date as the former, there might have been less need for a discussion of the question. In Scotland they were supposed to have an annual valuation of all subjects, and the Members of The Institution would easily understand that the work of a Scottish assessor was not a light one when he had to review all his subjects once a year. The proposal of the Committee was that the valuation should be once in five years, which might be better. It was suggested that the country should be divided into five districts, so that

there would not be a simultaneous valuation all over the country at one time. The tribunal and work should be so mapped out that a different portion could be taken each year—the whole country being gone through in the period of five years. That would be satisfactory, but it might also be advisable to divide a large rating area into five districts, so as to spread the work over a period of five years.

He was of opinion, notwithstanding what Mr. Walter Ryde had said, that the value in the land was due entirely to the community, and if they could stereotype the value of the land as at a given date, they might, without confiscating any of that value, get more than they were getting by increment duty, and if so it would go a long way towards lessening local rates. Land was like no other commodity—he would not dwell on that—other things which increased in value required a certain amount of labour on the part of people who owned them, but they could have a piece of land, keep their hands in their pockets all the time, do nothing at all, and in spite of that the land might increase in value. If they were back in the days when the land belonged to the country, there would be no question of how taxation should be raised, because the revenue from the land would be more than sufficient to meet all necessary expenditure.

Mr. W. G. COOKE, A.R.I.B.A. (Visitor), observed that the Papers covered a very wide area, and in his opinion in origin they were as opposed as two things could possibly be. Now, first, with regard to English rating, they were told in Mr. Walter Ryde's monumental work on rating that the first Act was 43 Elizabeth. What was made compulsory under that Act had previously

been done voluntarily by the clergy and churches, but on the dissolution of the monasteries, some fifty years before the passing of that Act, there was confusion, and an Act became a necessity. That Act was in existence to-day, and in Mr. Ryde's book they would see as time progressed other rating Acts had been added until they were brought down to the very latest period. It seemed to him that a system which had been hallowed by so many centuries ought not to be uprooted unless and until it had been conclusively proved that the variation or alteration was to be a benefit to the community or to the country. The attack—he could call it nothing else—was upon the present administration of the laws and practice of rating. The unit of area of rating was to-day the same as it was under the Act of Elizabeth, although the parishes were grouped in unions for the convenience of administration. The assessments were worked and managed by the assistant overseers and the assessment committees, and anyone who had had experience of assessment committees would say that they did their work admirably. Among their members would be found men of marked ability, quite capable of taking their rank with professional men, and the legal views and knowledge of assessment officers could be turned to good account when they had professional valuers at their side.

It was now proposed to introduce another set of officials, excellent men, no doubt, in their way, and well qualified for most forms of the work of valuation, but for carrying out that particular description of work properly one had to have special experience, and he did not believe that such men were to be found except among the body of rating valuers.

The speaker then referred at some length to the

methods formerly employed in Ireland in connection with the rating of railways. The valuation for rating purposes in that country was made by an official department, and the custom was to value the railway as a whole and then divide it up according to the traffic. Such a method was not equitable to the different districts concerned, and a recent decision had proved it to be wrong, the English method of parochial earnings being now accepted.

With the general remarks and conclusions of Mr. Ryde and Mr. Walter Ryde he was cordially in agreement, specially with reference to the attempt to make a uniform deduction. That was quite impossible. Those who went widely over the country and saw the different classes of property would bear testimony to that. As to making capital value the basis of rating, he could not see at all how that could be applied, because he had in mind a field of some 10 acres, on one part of which there was a piece of main railway line, with probably £20,000 a year in gross receipts, and on another a branch line with only about £700 receipts. How could any comparison be made with such a state of things. The capital value of making the branch line mile for mile was probably the same as making the main line, yet there was that great difference in the return year by year. He was altogether opposed to valuations made in the artificial manner of those under the Finance Act being used for rating purposes, even if capital values were ever used for assessment purposes. Rates were only made for six months, and it would be entirely misleading and incorrect to introduce a basis of value fixed on conditions existing years ago.

Mr. ARTHUR HUNNINGS (Fellow) said the evening

had been well spent in listening to some of the most eminent men in the rating world, and he could only speak from the point of view of a public officer whose duty was not only to make the valuation, but to do something still harder—to try and collect the rate. The *raison d'être* of the whole suggested scheme was to enlarge or broaden the basis of taxation. In the metropolis in 1900 they had to raise about twenty-nine millions of money. Ten years afterwards that sum had risen to fifty-two millions owing to the large expenditure of the central authorities. The London County Council continued to call on the London boroughs for immense sums. He would not say the Council was extravagant, nor that the money was badly spent; the chairman of one of the most important committees was present, and he would agree that the money was well spent. At the same time they had now got to the point where they went to the ratepayer with extreme difficulty, and if Members could see the immense number of summonses issued every quarter they would be staggered. The ratepayers were being asked to pay 8s. and 9s. in the £, and in certain districts 12s. in the £, and the rate was approaching a sum equal to the annual value. The authorities had therefore to look round and see in what way they could broaden the basis.

The final Report of the Departmental Committee should be the subject of discussion that evening, and not the Land Enquiry Committee's Report. The Land Enquiry Report was obviously the report of, he would not say politicians, but men of a certain school of thought, but the Departmental Committee Report was the trained opinion of the State officials, and they to a certain extent had thrown over the Report of the Land Enquiry Committee. Nevertheless, they said it was

necessary to broaden the basis of taxation, and they observed that only one-third of the income tax paying persons were assessable to local rates.

Mr. Ryde had referred to the case of the shopkeeper. In his (Mr. Hunnings') district a shopkeeper might be rated at £100 a year, and his profits be barely sufficient to provide bread and butter. Mr. Ryde in the smallness of his chambers might be paying on £40 a year, but at the end of the year his income would be represented by a substantial figure. Where did the question of ability to pay come in ?

Some references were made to the Elizabethan Act, but everybody would agree that a man's possessions, or his worldly wealth, was a subject for rating under that Act. If that part of the Act could be revived local matters would be considerably improved ; if, for instance, they could rate Mr. Andrew Carnegie, not on his cottage in Surrey at 10s. a week, but on his millions, it would considerably broaden the basis of taxation ; and provided they did not find some other basis, a very sensible way out of the difficulty would be a universal income tax, whereby everybody would pay his proportion. The millionaire bachelor who put up at the Ritz or the Savoy would then have to pay his proper share, and would thus tend to relieve men like himself and men of the middle class, with large families and little means, who had to occupy large houses because of their families, and who at present paid the lion's share of local and imperial taxation.

The Land Committee suggested a widening of the scheme, and that was supported by a Member of The Institution, Mr. Sabin. They suggested that local licence duties at present paid to the State should be devoted to the assistance of local rates ; they also suggested the

transfer of inhabited house duties to local authorities, and put forward the proposition that local amusements should be taxed, as otherwise they would soon be unable to meet the increased demands. People insisted that there should be well-kept streets, wood-paved roads, that children should be fed every day at the schools, and that there should be increased and cheaper means of locomotion. That meant expenditure, and the local authorities were at their wits' ends how to realise the precepts which came in from one department and another. Every half-year his Finance Committee received a shock from the London County Council, followed by an increasing shock from the Poor Law Guardians and Police. Those precepts were increasing year after year. They tried to explain that it was not their fault, but the fault of the other authorities, but whatever might be the cause the money had to be found.

Personally and unofficially he thought that some form of income tax might meet the difficulty. Mr. Dixon had suggested the application of the Valuation Metropolis Act to the rest of England, but if he (Mr. Dixon) had to work a quinquennial valuation, and do in six months what the Land Valuation Department had taken five years to do, he would realise that it was almost an impossibility. It seemed to him—if they would excuse the Irishism—that an annual quinquennial would be better. In other words, one-fifth of the area should be taken every year. The London rating authorities had to a certain extent agreed with such a recommendation at a recent rating conference.

He would like to point out that there was no reference in the Report to what might be called the rating of site values at any special figure. The Majority Report did not suggest anything about the rating of site values,

but the Minority Report did, and proposed to take one-tenth only of the expenditure and allocate that to be raised on the site value system, and in the event of the expenditure increasing beyond the rate immediately preceding the imposition of the site value rate, half of the extra sum to be raised was to be allocated to the site values column. That was in the realms of possibility, and was a workable scheme. They would shortly have the rateable values ascertained, and it would then be a fairly easy matter to take the site value as fixed by the land valuation authorities, and add it to their books.

That brought him to another point. There were a number of officials, such as Mr. Dixon and himself, who were threatened with extinction by the proposal to transfer the local rating to the Imperial authorities, and it might be interesting to know that the local authorities were extremely hostile to the suggestion. Gentlemen who attended a conference a few months ago at the Metropole were astounded at the opposition to the scheme. The whole of the rating authorities were unanimous, but whether their opposition would affect the Government he did not know. It remained to be seen.

MR. CONRAD H. DINWIDDY (Fellow) said that nobody had replied to what Mr. Walker had said as to the admirable site rating done in Canada, or how desirable it might be if they went back five hundred or six hundred years and found England in entirely different conditions from what the country was in to-day. Were the whole land in the hands of the State no doubt it would be possible to raise the majority of the taxes from the land, but for centuries land had not been in the hands of the State, and to raise immense rates and

taxes now purely from the land would be absolute robbery and nothing else.

There were just a few broad points he wished to mention. First, as to ability to pay being the basis of rates. It was of course in the initial stages fairly correct, and ability to pay was measured by the amount of property, real and personal (in those days) which a man occupied in the parish. Now he was not at all sure that ability to pay was a fully correct method of basing rates. There were two broad divisions into which rates should be divided when considering those matters. There was the national or non-beneficial rate, which he thought should be based on ability to pay, and it had been stated in the Departmental Committee's Report and other committees' reports, that taxation which was certainly on a broader basis produced a more correct method of ability to pay than did rates? And he therefore thought that there should be a still greater subvention to the local authorities from the central authority at the expense of the taxpayer.

In the second place, there was the local or beneficial rate, made for repair of local roads, for lighting, cleaning, removal of house refuse, &c. Such things were purely or largely local affairs, which should be paid by the locality. He was not at all sure that rates were not about the best method one could find on which to levy those expenses.

Mr. Ryde, in the early part of his Paper, gave the impression that nearly the whole increased expenditure of recent years had been upon the national section of rates, but on page 214 of the Departmental Committee's Report was given a summary of those national expenses paid out of rates, stated by the Local Government Board.

In the ten years 1901 to 1911 there was an increase in those national expenses of $13\frac{3}{4}$ millions. Mr. Ryde's calculation still left about 7 millions attributable to local expenses, to local rates, which had gone up very largely in recent years. People, he was afraid, did not realise how much they had to thank the local authorities for in the upkeep of their roads, &c. They paid their rates and grumbled severely, but never looked at the other side of the question, the advantages they got.

Mr. Walter Ryde, K.C., contended, and Mr. Dixon asserted boldly, that it was undoubtedly the fact that the landlord paid practically the whole of the rates. With some hesitation he disagreed with them, but he was rather of opinion that in most cases the tenant and not the landlord paid the rates. No doubt if there were two properties in adjoining parishes, one in which the rates were 6s. and the other in which they were 9s., the landlord of the property in the place where the rates were 6s. would get a higher rent than the other, but taking a broad principle he thought they would find the whole question was guided by supply and demand. A landlord would not expend money on a property unless he could get a fair return for it, and the tenant had to pay a rent sufficient to give that return, and it was not the fact in his experience that land was held up by landlords to obtain a higher rent. He had had an estate in his office for the last eight years and had at last sold one piece. During the last six months he had got a builder to carry 300 feet frontage, but a building agreement did not always mean completed buildings. It was not a case of standing out for high rents, it was simply a matter of fact that they had not the applications. They could take a builder to a site but they could not make him build.

Broadening the basis of taxation would be very desirable, but the idea of broadening the basis of rating by putting a special tax on land was to his mind absolutely absurd. It was like the Inland Revenue saying to a man with six branches of a business, "Now, "instead of rating you at 1s. 6d. on each of your "businesses, we will just take one as a sample and "charge you 9s. in the £ on the profit you make on that "business." That was not broadening the basis, and his example was really the same as putting a special rate on land as against buildings.

There was one other particularly important point, viz., divorcing the payment of rates from representation. They had it now with weekly property with an inclusive rent, and not only in weekly property, but also in flats. The person who paid an inclusive rent did not realise he was paying rates. He was certain that fact had caused an immense amount of extravagance in the country, and would continue to do so, and if they had landlords, who of course were in a minority, bearing a larger burden of rates, in fact, an enormous burden as it would turn out to be if that proposal was carried out, they would have the landlord paying the piper and the people calling the tune.

Mr. E. H. N. RYDE (Professional Associate), replying to the discussion, thanked the Members of The Institution for the way in which they had received his Paper. There had been very few points raised on his criticisms of the Land Enquiry Committee's recommendations which had not been already dealt with. He considered it outside his reference to discuss the Report of the Departmental Committee, although doubtless the subject-matter of the

two Reports was the same. He was sorry Mr. Dixon was not able to attend, because he (the speaker) also had looked forward to hearing something more on the question Mr. Ryan had asked about the extraordinary assessment committee mentioned at the end of his Paper.

Probably most Papers which had been written for that and other Institutions since the commencement of the War had been written under war conditions. He knew how difficult he had found the task after a full day's work followed by an evening's drill, but Mr. Dixon's obstacles must have been far greater than his own, for he had been an officer in the Volunteers and Territorials for many years, and the moment war broke out he was called to the colours and served for many weeks at Barrow.

One word as to the charge that undeveloped land escaped the liability to pay rates whilst owners derived benefit from other ratepayers. That charge was always put in the forefront of the battle by those in favour of taxing capital site values, but it seemed to him—he would not waste much time on it because it had been so clearly expressed by one who was so much more capable of dealing with it than himself—that so long as the land remained undeveloped the owner derived no benefit from it, and if the owner was patient enough to wait for the value to increase, he thought the rating authorities should do the same, because their financial interests were identical. If the owner considered the land was unripe and delayed development for a year or two, and thereby obtained an increased rent, he was not the only person to benefit. The rating authority would benefit because the rating on the site would be higher when that value was realised. It was like plucking an apple

before it was ripe if they attempted to force the owner by extra taxation to develop his land prematurely.

Mr. Dixon referred to empty houses; he stated that there were houses at Liverpool during the recent strike which derived benefit from the rates while empty. He (the speaker) thought that there might be exceptional cases where it would be advisable to put a tax on empty houses or even on undeveloped land, where those subjects were proved to be held up by a grasping landlord, and further where they were essential for the needs of the community; but it must be proved before an impartial tribunal, and those two qualifications he thought must be taken into account. He could not, however, advocate the full rating of all undeveloped land and empty houses.

Whatever rating system they had there would always be a certain number of people who would grumble at it. They would always find that, whether they had rating on the annual value of composite property in its existing condition and put to its actual use, or whether they rated the land only on its capital value, for any purpose there would always be people dissatisfied. He thought the present system caused far less dissatisfaction than the system of capital value would do, which would be based on more imaginary and hypothetical assumptions. Mr. Ryan's figures, of course, were very interesting, but it was necessary to study them quietly to appreciate them fully. Mr. Ryan had assumed that the system was going to be entirely altered. He (the speaker) did not think the Land Enquiry Committee meant that. They did not recommend that the whole basis of the rating system should be altered; they recommended a kind of conglomeration of the two systems. On the other hand, that con-

glomeration had been described as the thin end of the wedge. He was sorry that the advocates of the taxation of site values were not present in larger numbers, but he was glad to hear Mr. Walker, of Glasgow, give his views. He (the speaker) did not think they could consider the case of Canada and compare it with this country, for in the very words of the Report quoted by Mr. Ryan, "they had to consider the problem from the "point of view of an old community." He again thanked the Members for the reception of his Paper.

The proceedings then terminated.

Mr. ISAAC DIXON has sent the following reply in writing:—

I would like first of all to refer to the remarks of Mr. Walker, who states that he would be agreeable to rates being levied on capital value. To this I cannot agree in any way whatever, and I would press very strongly the view that annual value should be the basis of assessment for annual rates.

Again, in discussing the deduction from gross to net, Mr. Walker went further than to claim that a uniform deduction would be advisable, to which suggestion I disagree entirely. He stated that he would even recommend that rates should be levied on the gross value.

I was very much surprised that any valuer should take this view, because it appears to me that however much the rateable value may be unsuitable and not truly representative of the ability to pay, the gross value is

very much worse in this respect. Probably all surveyors know of cases where the gross value of premises may be very substantial, but where the rateable value is almost nil. To make the charge based on the gross in such cases would be most unjust, and however great the anomalies and iniquities of the present system may be, they would be much more so if the gross estimated rental were the basis of the charge for rates. Personally I would recommend that the gross estimated rental should be abolished entirely and not be shown in the valuation list or the rate book. My view is that it is a useless figure.

I need hardly say that Mr. Walker's comparison of Canada and Great Britain from the point of view of the rating of site values is an impossible one. The countries are as dissimilar as it is possible to imagine. I observe that Mr. Walker suggests that an option should be extended to local authorities as to whether they should adopt a measure of land taxation or not, whereas the option the Land Enquiry Committee recommend is that the authorities shall be allowed to decide for themselves to what extent they shall adopt such a measure.

I would again strongly insist, for the reasons given in my Paper, that no option whatever should be allowed on this point.

Mr. Dinwiddy did not agree that the owner bears the burden of rates, and he remarked on two properties similar to one another but subject to different rates in the £. I suggest to Mr. Dinwiddy that a much clearer and more convincing way of considering the question is to consider one premises only but subject to different conditions. If the rent of property is, say, £150 per annum, and for some reason or other the rates are greatly increased, the tenant will probably endeavour

to have his rental reduced in order to counteract the extra demands of the rating authority. On the other hand, if we could imagine that the rates were eliminated, or very substantially reduced, it is almost certain that the owner would ask for a higher rental, and that he would probably get it because he would be able to offer to the tenant a hereditament, the occupation of which would not involve him (the tenant) in the payment of rates to such a large extent.

The alteration of value of licensed premises consequent upon the imposition of increased duties by the Finance (1909-10) Act, 1910, is to my mind conclusive proof of this argument.

When that measure came into force the claim of many licensees was practically this, that the occupation of their premises involved them in the payment of so much per annum payable in respect of rent, rates, licence duty, and inhabited house duty. The licence duty had been very much increased; therefore, as the house was only worth the same total, they must ask that a reduction in the other demands should be made. They were quite willing to pay the same total, but as one party demanded more, the others should be satisfied with less.

Mr. Eve, in discussing the question whether the surveyors of rating authorities should have the right of demanding certain information and of inspecting premises, believed that the present state of things in the provinces should continue, *i.e.*, that the surveyors should have no right in this respect. This seems to me to be a most unreasonable and unsound attitude to adopt, for as the rating authorities have a statutory duty to perform they should be supported by statutory powers to enable them to perform that duty in a satisfactory manner. Nothing can be more conducive to the making of incor-

rect and irritating valuations than that they should be made in the dark, neither is anything more likely to lead to litigation and friction. The present position is as though Parliament said to a rating authority, "We require you to make a valuation of these premises. You may be refused any information concerning them, and, furthermore, the occupiers may even refuse your valuer admittance; nevertheless, it is necessary that you should make a valuation." The occupier would afterwards have the right to appeal if he thought the valuation an incorrect one, and, if it were proved to be so, the authority would have to bear the costs of the appeal. Surely my claim in this respect is quite reasonable and right.

Mr. Ryan is right in believing that the assessment committee to which I referred was advised by a valuer; but I would remind Mr. Ryan that it is the committee's duty to adjudicate as between the respective claims of the objector and the overseers. The fact that a judge sums up a case in a court of law and advises the jury does not relieve the jury of their obligations, neither does it entitle them to absent themselves.

THE REPORT OF THE LAND ENQUIRY COMMITTEE:

URBAN HOUSING.

By C. S. JOSEPH (VISITOR).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, held on Monday, 12th April, 1915.*

HOWARD CHATFEILD CLARKE (President) in the Chair.

The portion of the Land Enquiry Committee's Report appointed for consideration to-night is that relating to Housing, which is dealt with in pages Nos. 1 to 222 of Volume II., and forms Part I. of that volume.

It is pre-eminently first among the subjects dealt with in the Enquiry, not only by reason of its magnitude, but also on account of its intimate effect upon the health, prosperity, and progress of the nation. The very magnitude of the subject renders it extremely difficult to be dealt with, especially when it is desired, as is my task to-night, to examine the subject in a short Paper within a limited time, and it is obvious that I can only select some of the outstanding principles for consideration.

The Report gives many examples and much information as to the existing conditions in the large towns and cities of England, and although we may differ in some

minor respects, we must unfortunately admit that only too much of the unsatisfactory conditions disclosed by the Enquiry is true. These conditions have, so far as I know, not been denied by those who are well informed on the question, and have afforded a subject for effort on the part of social reformers for many years. Parliament has from time to time devoted attention to them, but, with it all, progress has not been made to the extent that might have been expected or which the necessities of the case required. If the Report of the Enquiry Committee succeeds only in directing further attention to this vitally important matter, the efforts of that Committee will not have been in vain.

The conclusions of the Enquiry Committee may be stated as embodying the following main principles:—

- (1) That a large proportion of the population, to the detriment of the State, occupy overcrowded and insanitary dwellings, due to the scarcity of suitable accommodation at a reasonable rent.
- (2) That the supply, whether by public authorities, public utility societies, or private enterprise, is very much less than the demand.
- (3) That the high cost of land, the incidence of rates, and local by-laws militate against the supply being maintained.

To remedy the evils indicated in their conclusions the Committee make 15 recommendations. It is impossible to deal with them all, but, again seeking to ascertain the principles underlying the conclusions, I think they may be stated as follows:—

- (1) That as a result of a complete survey of their district, a local authority shall prepare a scheme

for the provision of the necessary housing accommodation, particularly for the population likely to be permanently resident within their area.

- (2) That where sites are not readily available, transit schemes should be promoted, and undeveloped areas town-planned, and congested areas replanned.
- (3) That public utility societies should be assisted financially, to enable them to provide such accommodation.
- (4) That insanitary property should be improved and adapted to modern conditions in order to mitigate the hardships of the present closing order procedure.

I propose to examine the principles underlying these conclusions first, and then to discuss the proposed remedies as embodied in my summary of the principles covered by the recommendations.

1. There is probably nobody in this room who will disagree with the principle of that summarised by me as No. 1. Unfortunately too many of the population of our towns are living under conditions which militate against the physical and moral well-being of the inhabitants, and which are inimical to the much wider and important interests of the State, and any schemes that would lead to a marked improvement would not only receive the support but the hearty co-operation and goodwill of every Member of The Surveyors' Institution.

Most of us are proud of our city or group of cities known as London, and, I think, most rightly so, and

fancy that conditions here are better than in other large aggregates of population. It may, however, be taken as a sample of town life, and it will be instructive to examine the conditions as to overcrowding.

In the administrative county of London, excluding the extra-London urban districts, there were, according to the census of 1911, a population of 265,553 persons living in one-room tenements. The census returns for the same year also show that there were 32,351 tenements, each of one room, which were occupied by more than two persons. The returns also show overcrowding to an equal extent in tenements of two and three rooms.

Notwithstanding the overcrowding shown by these statistics, there has, however, been a great improvement in recent years. Large slum areas have been cleared, and large blocks of worn-out property have been pulled down and replaced by dwellings for the working classes. Those who have had experience spread over a period of years know how the best of the slum property 25 years ago was worse than some of the worst of to-day. Public opinion and the public conscience now demand a much higher standard, and, although the task is great and the progress apparently slow, those who can take a long view over a period of years can testify to the solid progress made. Apart from this, however, the effect of these clearances is much greater than appears at first sight. It is not limited to the persons displaced only, as they never, or very rarely, occupy the new buildings when erected. The new occupants vacate their dwellings and make room for the occupants of the grade immediately below them, thus relieving a pressure further down, and there is, therefore, a general levelling up. This, though slow at first, is cumulative in effect.

The provision of cheap means of locomotion has been the means of dispersing the population, and there is evidence of this in the East End, where overcrowding is not nearly so great as it used to be within quite recent years, so that the practice of paying key money for an empty tenement has now become extinct. This has had an effect upon site values to a most marked extent, and prices for land that could easily have been realised some ten years ago must now be discounted to the extent of 30 or 40 per cent.

2. In dealing with the question of supply it must be borne in mind that a large number of people must live near to their work, and this has become increasingly difficult owing to the commercialisation of the central areas and the diminution of the area available for residential purposes. The result of this is, necessarily, the overcrowding of the area that remains.

For those persons who need not, or do not desire to, live in the central districts, housing accommodation can be provided in the suburbs where land is cheap, and the areas so built upon could, with advantage, be town-planned to prevent monotony and overcrowding on the site.

My experience, however, has been obtained in the far more difficult problem of providing the necessary amount of accommodation with a constantly diminishing area available, and I propose particularly to deal with this more difficult aspect this evening.

Concurrently with a great rise in the standard of the requirements demanded by the working classes, there has been a marked increase in the cost of labour and materials used in building during the last twenty years, with the result that, with perhaps one or two

exceptions, private enterprise has abandoned the attempt to provide housing accommodation in the central districts, as the possible return on capital could not exceed 6 per cent., and for some years past only public authorities, public companies, and public utility societies have made such provision.

It was my good fortune to succeed my father, who devoted many years of effort in helping to solve this difficult question, and I have personally been privileged to design and supervise the provision of accommodation for over 30,000 persons of the working classes in buildings erected in central districts where the problem is to provide the maximum amount of satisfactorily healthy dwellings on the sites available, having due regard to ample open spaces between the buildings.

The supply, however, still falls short of the demand, and in every instance that has come under my notice it is quite the usual experience to find all the tenements are let before the buildings are completed. At the present time there is a long waiting list of suitable tenants who desire to occupy tenements in blocks of buildings, of which I have intimate knowledge, as soon as any are empty. The same aspect of the problem is emphasised by the fact that in the whole of the buildings erected under my supervision the average loss from empty tenements, including loss of rent by reason of removals, does not exceed $\frac{1}{2}$ per cent. on the gross annual rentals.

3. In my opinion it is not the case that the cost of land has so important a bearing on the problem as is indicated in the Report. I am aware that a great public authority, which has done much to stimulate the provision of good dwellings for the poor, has at times

experienced a difficulty in designing dwellings upon the land available and to pay anything for the site, and in some cases it would even appear from their published reports that they require the site for nothing and a subsidy towards an estimated deficiency. Now, this is the more remarkable in view of the fact that they are specially placed so far as financial arrangements are concerned, many of their calculations that I have noticed carrying interest on capital at only 3 or $3\frac{1}{2}$ per cent.

Notwithstanding this it is quite feasible to pay 7s. 6d. per foot for a site upon which dwellings may be erected and yet obtain a fair return on the capital outlay, and I have known instances where a public utility society has paid as much as 17s. 6d. per foot for land.

Although the cost of land naturally has a bearing upon the rent that has to be paid by the tenant in order to obtain the necessary return on the capital outlay, experience shows that in normal cases where land does not exceed 5s. per foot, the charge per tenement attributable to the site does not exceed 9d. per week of the rent, and that even if the cost of the land were increased to 7s. 6d. per foot, the rent per tenement payable in respect of the land would only amount to 1s. 4d. per week.

There is some considerable difficulty in obtaining cleared sites in central districts, as it very rarely happens that a large area comes into the market as vacant land. There are, however, large areas, properly developed nearly a century ago, covered by worn-out and unsatisfactory buildings with large gardens, standing therefore on extensive plots of land, which now only afford accommodation for a relatively small number of persons, and

which cause much anxiety to local authorities and to the owners.

My experience has been that in many districts this class of property can be purchased if the matter is properly approached at a price which would represent but little, if any, more than the present day value of cleared land, and at a figure which would enable properly designed blocks to be erected, housing many more persons than are displaced by the demolition, lettable at rents within the means of the poorest, and returning a reasonable amount upon the capital involved.

As an example of this I may refer to the experience of the Guinness Trust. This Trust only lets to persons with a strictly limited income, who would probably not be taken as tenants by private owners or public companies. The average earnings of the head of each family is only 19s. 1½*d.* per week, and the total average income of each family does not exceed 28s. per week.

Public authorities cannot apparently cope so successfully with the problem, as an interesting announcement which appeared in the public press would seem to indicate. The chairman of the housing committee of the authority concerned stated that it had been decided to abandon the idea of installing baths, as their provision would have entailed an additional 1s. per week to the rents. My experience has shown that the extra rent required where baths are provided is only 2*d.* per week.

A far more serious problem than the cost of the land is that of the rates. These, like the poor, we have always with us, and there has been a constant tendency to increase. We have only to look back, say, ten years, and observe what the increase has been, to see how serious is the position. The amount of the rates may mean the difference between success and failure of a

scheme, an experience which has caused schemes propounded by public authorities and private persons alike to be abandoned. This is the more serious because the need for a large provision of good accommodation, letting at a low rent, is greatest in the poorer and overcrowded districts, which are, without exception, those which are burdened with the greatest need for public expenditure, resulting in the highest rate in the pound.

Even after a scheme has been carried out, the progressive tendency of the rates renders necessary some adjustment of the financial arrangements in order to preserve equilibrium. It is not possible to modify the capital arrangements, and if the fixed charges are to be met, the only alternative is to raise rents, irrespective of whether the tenants can properly afford to devote any larger proportion of their low earnings to rent. But this difficulty as to rent is further aggravated by the action which seems to be growing among London borough councils of reducing or refusing the compounding allowance. Surveyors know that this is an allowance that a borough council can make if they so agree with an owner of working-class dwellings in return for his paying rates whether the premises are occupied or not, and also for agreeing to be rated in lieu of the occupier and so simplifying collection. Some borough councils, notably Islington and Camberwell, decline to make any allowance, and are collecting the rates direct from the tenants. Although this increases the cost of collection to them, it is also to the disadvantage of the owner, so that the necessity arises for increasing the rents payable by the tenants where the owner continues to collect an inclusive rent. The result has further been that the erection of dwellings is restricted in those boroughs, as no one will risk the erection where the allowance has been refused.

I have personally advised against the purchase of sites in Islington, and lately also in Camberwell, and I have no doubt that in other cases agencies for the provision of dwellings have been similarly advised in similar circumstances.

I find that the actual increase in the rents that would have to be charged in consequence of the compounding allowance not being allowed amounts to as much as 3*d.* per tenement per week, equivalent to an increase in the price of the land of 33½ per cent.

The cost of building generally, as compared with twenty years ago, or even ten years, has considerably increased, but the cost of dwellings has not increased at all. It is good practice that fresh and improved methods are designed to meet exceptional difficulties whether they be of greater requirement, a higher standard, or increased cost of production. This fundamental economic law has not been abrogated in the design and erection of artisans' dwellings. As the cost of certain methods increased it has been necessary to devote special attention to devising other means which would involve less expenditure, whilst not militating against sound work and a reasonable maintenance. That efforts in this direction have not been without success is shown by the fact that good block dwellings can be erected at a cost very little in excess of that of fifteen years ago, while the standard of the accommodation provided is far superior. It is to a considerable extent a question of construction and a readiness to spare no effort to economise in the right direction.

According to the latest tenders received, the very best class of block dwellings can be erected at a cost of 8·95*d.* per foot cube, and this figure includes the provision of a bath in each tenement, hot and cold-water

supply, the use of drying-rooms, perambulator-sheds, and covered playgrounds, and the fitting of venetian blinds to every window.

I should also add that in this particular scheme the foundations were costly, so that I think my contention that the cost of building this class of property has not increased is justified, as, fifteen years ago, the cost was $8\frac{3}{4}d.$ per foot cube, and did not include the modern conveniences mentioned above.

This success in first cost has not been at the expense of maintenance, as I find that the percentage of gross rents required for repairs even after ten years does not exceed 6 per cent.

I would now turn for a short time to a consideration of the remedies suggested by the Land Enquiry Committee. I propose considering these as summarised by me, and the first is—

1. That as a result of a complete survey of their district a local authority shall prepare a scheme for the provision of the necessary housing accommodation, particularly for the population likely to be permanently resident within their area.

A complete survey of the whole housing conditions and requirements for each district can only be accompanied by good results, but in order to secure this it is not really necessary to await further statutory authority.

In London, at any rate, the local authorities are empowered to make inspections in their districts with a view to ascertaining what nuisances, including overcrowding, exist, and have power to abate such nuisances and to secure the proper sanitary condition of all premises in their district. Notwithstanding this, when Lord Islington (then Sir John Dickson-Poynder) en-

deavoured to introduce into the Housing, &c., Bill, 1909, a clause making it obligatory to have a complete survey of a district every five years, so great an objection was taken to it that it did not obtain Parliamentary sanction. The Act did, however, contain a provision for a systematic inspection from time to time with a view to ascertaining whether any dwelling-house was in a state so dangerous or injurious to health as to be unfit for habitation. There is no time limit, although the Local Government Board may make regulations with regard to the performance of this duty.

The authorities having ascertained the facts and framed an estimate of the needs of their districts, are to take steps for the preparation of a scheme for the provision of the necessary housing accommodation for those likely to be permanently resident within their area. From a return recently issued, the magnitude of such a task for London is apparent; and if the local authorities were charged by Parliament with the duty of providing this accommodation, the task would be herculean. The bulk of the accommodation provided is in small houses in the suburbs, but there always remains a certain proportion that is necessary in the central district where the areas available are always becoming smaller. According to the latest return available (1913) in the central districts of London there were only 7 additional rooms provided for the working classes, the whole of the remainder being outside the central districts.

To avoid any misunderstanding I think I should make it clear that the reason why only 7 *additional* rooms were provided in the central districts is that the number of new rooms constructed, namely, 6,181, were practically entirely counterbalanced by the demolition of 6,174 rooms.

There are no data to enable one to state with any accuracy the increase in the population of this central area, but it is interesting to note that the population of Greater London increased by 72,178 in that year alone. Even in the total number of rooms provided in the outside districts of London in the same year, only about 19 per cent. of the estimated increase would have been housed. It must be borne in mind, however, that the foregoing figures do not take into account the conversion of better-class houses for the occupation of persons of the working classes, of which no statistics are available.

Beyond their powers of inspection local authorities may acquire and demolish obstructive buildings and recoup themselves by levying a betterment charge on adjoining owners, or they may deal with a large or small area by purchase at market value, and rearrange and replan. This method of purchase under statute, although at market value, appears to me to cost more than in my experience property of this kind can be purchased for by private negotiations.

The local authorities also have the power to make bye-laws fixing the number of persons who may occupy a house let in lodgings, and for the registration, inspection, draining, cleaning, and ventilation of such a house. There had long been a statutory provision as to an implied covenant that a house letting within certain limits of rent was reasonably fit for habitation, but, as values grew, this condition applied to but relatively few properties. In order to enlarge its scope, so as to cover the class originally intended, the Housing, &c., Act, 1909, raised the rent levels of the houses included, so that in London houses of £40 and less are subject to this covenant. Not only are the houses to be fit for human habitation at the commencement of the term,

but the owners are to keep them in such a condition during the tenancy. If, in the opinion of the local authority, this condition is not complied with, they may require the landlords to execute such works as they may specify in order to make the premises in all respects reasonably fit for habitation. If their requirements are not complied with they have drastic powers as to closing and demolition without compensation, and there have been some interesting appeals to the Local Government Board on cases so dealt with by the local authority. The effect of the implied covenant is to give the tenant a right to recover against his landlord for injury due to the defective condition of the tenement, but decisions have limited this right to the person of the tenant, and not to members of his family residing with him on the premises.

Local authorities may be kept up to the mark by Section 63 in the National Insurance Act, 1911, wherein it is provided that the Insurance Commissioners may recover from a local authority any increased payments due to bad housing conditions, if it can be proved that in the locality there is at least 10 per cent. more sickness than is normally the case.

Notwithstanding all these powers and the stimulus to activity existing in one form or another, there is still the cry, based on evidence which I fear has only too sound a foundation, that further statutory powers are necessary. I do not share the view that Parliament need again interfere, but local authorities should exercise their existing powers. It is not in the lack of powers, but in the neglect to exercise them that the chief difficulty lies.

The return already referred to shows that in the central districts of London no new tenements were

provided by any of the central local authorities, and that in fact those bodies only provided 1,688 rooms out of a total of 18,114 provided in the whole of the extra-London districts. I think this proves my contention that the local authorities have not used the powers they already possess. I believe a good deal of the hesitation on their part to embark upon housing schemes is due to the fear that there may be a charge upon the rates. This fear is groundless, as I have completed six schemes for three local authorities in London, all of which show a profit on the working, and this profit could now be increased if advantage were taken of the borrowing powers under the Housing of the Working Classes Act, 1914.

Hardship upon owners and tenants, and the political effect of losing such tenants as voters, where a clearance is on a large scale, no doubt have a retarding influence. The hardship upon owners has undoubtedly prevented many cases of action that ought to have been taken in the interest of the district and tenants, and the purchase of an area under the Housing Acts has been avoided if possible on the score of cost. One must realise that the clearing of such areas in London has already entailed an expenditure of more than four millions sterling, and it cannot be said that the problem has been more than partially solved. In my opinion, however, no consideration of cost should hinder the proper discharge of present powers and duties of the local authorities, and insanitary property should be dealt with in the same manner as would food unfit for human consumption, or a person suffering from a contagious or infectious disease.

There seems no reason why an annual licence should not be required for all houses let out in tenements, and this licence could be withheld at any time if the premises were considered to be unfit for human habitation.

All owners of working-class property where the annual value of the tenement does not exceed £20, and in respect of which the medical officer of health issues a certificate that the premises are provided with a proper water supply, are granted a valuable concession in the exemption of their property from inhabited house duty. I suggest that this licence should be an annual one, and that the medical officer of health should have power to withhold his certificate if the premises are insanitary.

2. That where sites are not readily available, transit schemes should be promoted, and undeveloped areas town-planned, and congested areas replanned.

Transit schemes of various kinds for rendering land in the suburbs available for building are obviously desirable, and a great deal has been done during the past few years in this direction. Where land has thus been rendered available, town planning of undeveloped land might be adopted with advantage; but, in my opinion, too much has been made in the Report of the question of the number of houses to the acre.

Space in the rooms provided, and more rooms in each house, so as to be able to separate the sexes, is of far more importance than the amount of garden which in most instances is not properly cultivated by the tenants. Large central gardens, and open spaces and playgrounds, properly maintained by the owners, seem to me to be far more desirable.

There is an underlying fallacy in the suggestion that the number of persons or houses per acre necessarily means a high death rate and insanitary surroundings, for in nearly all block dwellings there are at least 600 persons to the acre, and the death rate is considerably under 12 per 1,000.

The Committee suggest the fixing of a maximum number of dwelling-houses to the acre, and consider 24 too many, so that, in their opinion, apparently, there should be fewer than 200 persons to the acre.

The replanning of congested areas is a far more difficult problem. It would be costly to carry out, and it would cause difficulties owing to the displacement of the working class population, and if the suggestions previously made were carried out, large sites would readily become available. The London Building Act is sufficiently stringent to prevent overcrowding upon these sites.

I think I should again reiterate the fact that, notwithstanding there may be overcrowding on any particular area, when the houses are demolished and blocks of dwellings erected in their stead, the number of persons housed is far greater, in practically every instance, than in the insanitary area demolished, as the new buildings are erected to a far greater height than the old ones which stood upon the site.

3. That public utility societies should be assisted financially to enable them to provide such accommodation.

I think the suggestion that public societies should be allowed to borrow a larger proportion than now of the capital required for the erection of working-class dwellings is a useful one, but the rate of interest would have to be kept very low if the schemes are to be self-supporting, more especially if it is desired to house the poorest wage earners.

This recommendation has already been carried into effect by the Housing Acts of 1914, which give powers to the Treasury to issue loans to any authorised society,

company, body or persons whose objects include the erection and improvement of dwellings for the working classes, and whose constitution forbids the payment of interest or dividends at a rate exceeding 5 per cent. per annum.

4. That insanitary property should be improved and adapted to modern conditions in order to mitigate the hardships of the present closing order procedure.

The Committee's recommendation that insanitary property should be improved and adapted to modern conditions has been adopted in Birmingham and in some districts of London, but I am not at all in favour of this movement, as large sums of money are expended on these so-called improvements, which, however, never bring the buildings up to the proper standard, but increase the life of the houses instead of utilising the land on which they stand to the best advantage, and providing buildings which would comply in every respect with modern requirements.

The ostensible object of this method of dealing with such property is the lessening of expense, and to this extent the method may be said to be a success. It remedies the immediate defects, but, as so many inexpensive expedients prove ultimately, they are cheap and nasty.

The Committee's Enquiry in regard to housing devotes several chapters to the effect of the leasehold system, and the rating of land values upon working-class dwellings. I have not dealt with these, as they will doubtless be fully considered under the headings of "Tenure" and "Rating," especially as they do not, in my opinion, affect the question of housing to any marked degree.

The conclusion of my consideration of the matter is that much may still be done by the various authorities if they exercise to the full their existing powers. I would reiterate that what is wanted is not so much further legislative activities, but a wider use of those powers which already exist.

THE REPORT OF THE LAND ENQUIRY
COMMITTEE:
RURAL HOUSING.

BY R. STRACHAN GARDINER (FELLOW).

Read at the Ordinary General Meeting of THE SURVEYORS' INSTITUTION, held on Monday, 12th April, 1915.

HOWARD CHATFEILD CLARKE (President) in the Chair.

In the series of Papers on the main divisions of the Report of the Land Enquiry Committee, arranged by The Institution for this session, I have been asked to undertake the Paper on "Rural Housing," and fully realising the importance of ventilating the subject, I submit the following remarks on this most pressing matter in the hope that they may provide material for the discussion which it is my duty to open, in conjunction with my colleague Mr. Joseph, who deals with "Urban Housing." The Reports have been summarised in previous Papers, and bearing in mind the limited time at my disposal, I propose to refrain from reference to the voluminous details of the existing state of things, and to endeavour to direct the discussion towards the goal that should be aimed at, the evolution, by those who have an intimate and practical knowledge of rural

conditions, of a constructive policy that will bring practical results within reach, and so tend to the solution of a problem which, notwithstanding the periodical attempts of the Legislature, and the earnest efforts for many years of housing reformers, is still awaiting a satisfactory settlement.

We may differ from many of the opinions expressed in the Report, which is viewed by some with distrust as having political bias, but I think it will be agreed that it represents an enormous amount of most painstaking work, providing ample food for the most serious consideration, and, generally speaking, a strong case has been established for the immediate necessity of erecting a large additional number of rural cottages.

Criticism is to be welcomed, but I suggest it is not a time for destructive criticism, and having approached the subject from the point of view of one who has spent his life in rural districts, with the agricultural labourer chiefly in mind, I feel there is no question of greater importance, with the object of preventing our rural population from leaving the land, than the provision of an adequate supply of comfortable cottages. Changes in the near future are inevitable; one cannot fail to be struck with the gradual alteration in the attitude and outlook of rural labourers—even though the rural mind moves slowly—and they are beginning to realise that their lot can and should be improved. Obviously the wiser course, therefore, is to steer this growing movement into safe channels.

In any scheme of housing reform the education of the people in the requirements of sanitation, the value of light and air, and the evils of overcrowding is most essential. For example, it is little use stipulating for windows of a minimum area if they are never opened;

and I have known cases where extra rooms have been added to cottages, and the occupants have lived as before and taken in lodgers. The standard of living is, however, rising steadily, and an element that is going to have its effect on the housing question is the influence of the great improvement in our elementary schools upon the children, who begin to appreciate the value of light and air, with cheerful surroundings, and in many instances become dissatisfied with the conditions of the houses to which they have to return. Hence it is evident the rising generation are not going to be content with what their parents have accepted without demur. This is all to the good, and might well be supplemented by actual instruction in the schools, and our endeavours therefore may be more fruitfully directed to keeping the young people on the land, rather than the more doubtful task of attracting back those who have already gone.

Remedies for existing evils have from time to time been suggested which are only adapted to quite ideal conditions, and I do not think it is always sufficiently remembered that we have ordinary human nature to provide for, with its inevitable shortcomings. Some of our most sincere social reformers, too, are apparently more conversant with urban conditions, and consequently their proposals from a rural standpoint are in many respects impracticable. At the same time we are reminded that the question of rural housing has a direct bearing upon urban matters. Cases are quoted where, owing to the scarcity of rural cottages, men employed in the country are obliged to find accommodation in the neighbouring towns. It is frequently the low-paid rural labourer who migrates to the town in search of higher wages and a better home, and any means

of keeping him in the country would tend to lessen the competition among unskilled labour in the towns.

Many of our existing cottages are undoubtedly inadequate and in an unsatisfactory condition, more particularly those belonging to small owners—sometimes working men—who are not in a position to afford the expense of repair or reinstatement. In a number of cases such cottages are only allowed by the local authority to be occupied owing to the lack of alternative accommodation. These small owners might in many cases be considerably helped by an extension of the Manchester Corporation practice, under which the local authority carries out the work, and accepts payment by instalments. Interest at $4\frac{1}{2}$ per cent. is charged on the outstanding amounts, and, on failure to pay, the corporation collects the rents.

The shortage of houses has, however, first to be made good before such other evils as overcrowding and insanitary conditions can be abated. In the past the large landowners have provided cottages on their estates at uneconomical rents, not only for their own dependants, but for employees of the State, local authorities, railway companies, &c., but bearing in mind the tendency to break up the larger estates, and the trend of agrarian legislation, this source can hardly be depended on in the future. If all employers undertook the responsibility of housing their own men the position would be greatly simplified, but it is difficult to see how this could be enforced, and the policy is condemned by the Committee as being open to their objections to the "tied house" system. In some rural districts within easy reach of large towns, particularly near the sea, and amid picturesque mountain scenery, cases occur where owners are tempted by offers of high rents to let cottages to

people who use them for week-ends and summer holidays, increasing the scarcity as far as workmen are concerned. The decreasing popularity of the "living-in" system for farm labourers has also affected the demand for cottages.

The effect on personal character of moving a family into a better cottage is very noticeable. Give the workman a good house and garden that he will take a pride in, and he becomes a more efficient worker and a better citizen. In rural districts there is a great difference between what may be called the comparatively fixed population and a movable population employed in a terminable industry, such as coal-mining. The latter do not take root in the same way, and naturally less interest is shown in their homes. To facilitate the housing of a mining population, local by-laws might well be modified as far as possible to allow of a more temporary class of building being erected.

The problem of the countryside, as in the towns, is the housing of the poorest, and the main difficulty one of cost. The Committee state that the reason which outweighs all others in preventing private individuals from building more cottages is that the wages paid do not allow an agricultural labourer to pay an economic rent.

The housing of those who can afford to pay such a rent may be left to the private enterprise which has hitherto provided 99 per cent. of the working-class houses in this country, although the bulk of them have been built in urban areas in response to the better prospects they afford there as an investment.

Building houses is a popular form of investment among the more thrifty workmen; they like to see something tangible for their money, but the feeling of insecurity caused by the Finance Act, 1910, dearer money, attraction of other investments, increased cost of

building, and the responsibilities thrown upon house-owners by the Housing Acts, among other reasons, have tended to lessen the popularity of bricks and mortar as an investment for the time being.

But how is the man who earns £1 a week, or less, to be provided for? It cannot be done by cutting down accommodation and area of site; a workman is entitled to an adequate home, and the best allotment is an ample garden attached to the cottage, which is a means of adding substantially to his income. The health of the labourer is his stock-in-trade, and improved general health being one of the objects of reform this should never be lost sight of in the search for cheap construction. What is an economic rent in such cases? Are we to assume that the results of better housing benefit the individual occupier only, or should the indirect gain to the nation following an improvement in the general health of the community be taken into account? One can hardly expect that a man earning 20s. a week can afford more than 2s. 6d. a week for rent, and it is equally difficult to see how an adequate cottage can be provided for him at less than 4s. a week, if a commercial rent has to be obtained. It is also most desirable that cottage occupiers should pay their own rates and take an intelligent interest in local government.

Unless the problem of housing our poorest workers in sanitary dwellings is to be abandoned one of two methods must be adopted. Annual grants will have to be made to local authorities to enable them to let to these people at rents based on their ability to pay, or wages will have to be raised sufficiently to allow them to meet an economic rent. The Enquiry Committee advocate a rise in wages to enable a labourer (*a*) to live in a state of physical efficiency, and (*b*) to pay an

economic rent for his cottage. The Government have decided to deal with the rural housing problem by the establishment of a minimum wage based on this recommendation, and if the conclusion has been come to that it is the solution in the case of agriculture, it seems inevitable that the same method will be adopted with other industries. We should therefore satisfy ourselves whether the agricultural labourer now receives an adequate return for his work and as much as the farming industry can afford to pay. If the reply is in the negative, everything possible in the way of increasing production, revision of land taxation, co-operation, and adequate equipment of farms will be necessary to put the farmer in a position to meet a rise in wages, and the proper proportion between cost of labour and rent becomes a question of considerable importance. An appreciable difference would be made if the payment of wages in kind, now a prevalent custom, were commuted to weekly cash payments. It appears to me that any artificial forcing up of wages would defeat its own end, as a farmer would be compelled to reduce his labour bill to the amount he could meet. An economic wage is quite as vital a matter as a commercial rent if the industry concerned is not to suffer. It would, however, be manifestly unfair to consider the case for uneconomic rents unless wages paid are the maximum, as such a method would amount to subsidising one class of employer at the expense of the community. Agricultural wages have risen in many districts during the last few years, while on the other hand so have the wages of those who labour in the building trade, and any further natural rise would probably be a gradual one. The increasing price of commodities has also to be taken into account as a balancing factor.

A further recommendation is that it shall be made a definite statutory duty of local authorities to provide adequate and sanitary housing accommodation for the working classes, where permanently required in their area. Theoretically it is already their duty to provide a sufficient supply of houses and to close insanitary dwellings, but in existing circumstances the task imposed upon them by the Legislature is too heavy for them to undertake, and the work must in some way be made more attractive. Block grants from the Exchequer appear to be the only effective means with wages and economic rents in their present relative proportion, and even in the event of a rise in wages as advocated there will always be a residuum of the poorest unable to pay an economic rent. Local statistics generally reveal a greater amount of disease, intemperance, and crime in districts where housing conditions are worst, and reforms with the object of lessening these evils are surely worth considering from a national point of view.

The Committee also advocate better facilities for the erection of cottages being given to public utility societies, and while it is hoped they will always be encouraged by loans for long terms at low rates of interest, it is difficult to see how such bodies can effectively deal with the purely agricultural problem of building scattered cottages on many detached plots of land throughout a country district, and, as far as I can see, we shall have to depend chiefly on the local authority where cottages are not provided by private individuals. Cheap money being so important, local authorities have the great advantage of being able to offer the rates as security, and building would in most cases be done by contract with local builders, so that they would not suffer by loss of trade.

The Report emphasises the necessity of stimulating

local authorities to make more extended use of their powers under the Housing Acts, but I am convinced that the hesitation and delay is due to the difficulty of carrying out what is admittedly the ideal system—a self-supporting scheme, particularly having regard to the advancing cost of building. Estimates of the increase vary from 20 to 30 per cent. during the last ten years or so, and it is probable that it may rise still more.

There is usually considerable local opposition to any part of the expense of a housing scheme being charged to the rates, which are already a rapidly growing burden, and in themselves a check to building. To bring pressure to bear on local authorities may tempt them to curtail necessary accommodation as a means of reducing cost, or to cross the line between economical construction and jerry building, which would be a disastrous result, subsequent repairs being quite as important a consideration as capital outlay. The numerous competitions for designs of cheap cottages during the last few years have generally failed to solve the difficulty from the rural point of view, low first cost being usually obtained by reducing accommodation to an impossible minimum, and in some cases the omission of quite essential items of expenditure. The cost of schemes may in some measure be reduced by modifying by-laws with respect to width of roads and limiting the number of houses per acre, which would entail less road-making. It is to be hoped that landowners generally will follow the example set by some, and offer land where required at low prices: possibly 999-years leases at moderate ground rents may be a means of facilitating matters. Any unnecessary cost in the development of a building estate eventually becomes a general burden in the form

of higher rents. It hardly seems fair that all the expense of streets in a housing scheme, which become thoroughfares, and of sewers which are part of the main system, should be charged to the scheme. A proportion might reasonably fall on the rates.

The Committee advocate a central housing authority, but while it may be admitted that the rural district council, the existing authority in rural districts, is not the most suitable, there is a general opinion that the work might well be undertaken by the county council, a knowledge of local requirements being very necessary. Members of rural district councils are often owners of house property in the district themselves, and they are so subject to local influence that the work may be very difficult for them. Such councils also are not in a position to offer their surveyors the salary that would attract the competent men required for the responsible duty of launching and working a housing scheme. A county council employs a qualified architect, and with the help of local advisory committees would be able to deal with schemes on a more extensive scale, and effect economies by standardising parts and purchasing in larger quantities. The use of local materials with a local type of plan, to which workmen in the district are familiar, means a reduction in cost, and a county conference of local architects, surveyors and builders, who would, I feel sure, readily give their experienced advice, might be of great assistance.

In dealing with rural areas their possible gradual transition to an urban character should not be lost sight of, and the Committee emphasise the value of cheap transit for moving the town labourer on to cheaper land, and to more healthy cheerful surroundings. It is worthy of note at the moment, when the courage and

endurance of the Belgian soldier are fresh in our minds, that Belgium provided such cheap and rapid transport facilities for her workers, while only 23 per cent. of occupied persons were employed in agriculture no less than $56\frac{1}{2}$ per cent. of the total population lived in country districts, which meant that about one-third of the urban workers were rural dwellers. In this country (1911) 78 per cent. of our population lived in urban areas.

One does not build a cottage without first preparing a plan, and it is just as necessary to plan the situation and arrangement of cottages. "Village planning" should be on a scientific basis just as much as "town planning," and the rural housing authority might with advantage be armed with powers over building lines, area of site, improvement of roads, and reservation of open spaces. Cottages for ploughmen and stockmen would need to be built within easy reach of the farm steading, but for ordinary labourers it is better to concentrate them near villages, to allow of social intercourse and to lessen the distance children have to walk to school.

The cottage required by a country labourer is in many ways different to that which meets the necessities of an urban worker. The latter does not need so much accommodation; he can purchase commodities at a convenient distance in small quantities, and places of amusement and recreation are within easy reach. The farm hand in his frequently isolated cottage requires more room so that he can spend a winter evening in some comfort at home; he has to purchase food in greater bulk from some distance, coal and firewood by the load, and provision has to be made for a pig, garden tools, &c. If a man returns from his daily toil to a cramped

living room, used by all in common, where housework is done, wet clothing hung to dry, and so on, can one be surprised if he seeks the more congenial surroundings of the village inn, and so wastes money that might be better spent in rent for a more comfortable home?

Housing the agricultural labourer is comparatively expensive, as cottages can rarely be built in large blocks; larger groups than four are seldom advisable and pairs are generally most suitable, as it is convenient to have a neighbour at hand in case of need, but a detached cottage is frequently very popular. I have found an intense objection among the better-class country workmen to living in one of a row of cottages. The double-storey cottage is, I believe, much more appreciated than the bungalow type.

It is evident that the necessity of reducing cost to a minimum does not allow of any expenditure on ornament, and a plain substantially built cottage that looks well adapted to its purpose is in the long run much more satisfactory. Most of the old picturesque cottages, which are a pleasing feature of our countryside, owe their beauty not so much to architectural effect as to the mellowing effects of time, to their appearance of being thoroughly at home in their surroundings, and to an attractive wall covering of creepers. At the same time I am no advocate for one standardised plan, or absolute uniformity of design, and much can be done in the way of variation without materially adding to cost. Careful planning should be mainly directed to the provision of the maximum amount of convenient house-room with the minimum quantity of material. In the majority of cases three bed-roomed cottages are required for the proper separation of the sexes and the prevention of overcrowding.

Sufficient accommodation to enable a family to live together as long as possible may help the difficulty of meeting an economic rent from the combined income of the working members, where the earnings of the principal bread-winner are inadequate. A certain number of single men have also to be provided for, and in the case of a small family where the third bedroom can be spared without causing overcrowding, a lodger represents an addition to the income of the household.

About £200 appears to be the average cost of a suitable five-roomed labourer's cottage, and it is incumbent upon local authorities to use substantial materials that will, at all events, last for the period of the loan, with the lowest possible outlay in repairs. This is one of their difficulties, having to build better houses, being in the position of trustees, whereas the demand is for lower rents. The most satisfactory walling materials are brick and stone, according to locality, and in my own district, where bricks are obtainable at 24s. per thousand, a 9-inch wall rough cast in cement is found to be dry and economical. Eleven-inch cavity walls, where men are accustomed to building them, can be recommended, but if mortar is carelessly used and allowed to drop on to the damp-course and wall-ties, a number of conductors for damp are easily formed. Concrete does not appear to represent much saving unless a large number of cottages can be built at a time and a local supply of suitable material is available; there is also an unsatisfactory risk of dampness which can be eliminated in dealing with brick and stone walls. It is, however, an advantage to use concrete fittings such as doorsteps, window heads and sills, lintels, &c. Wood or galvanized iron, requiring double walls, cost practically as much as

the more substantial materials when their comparative life and cost of upkeep are taken into account.

Under the Irish Labourers Acts nearly 50,000 cottages have been built in Ireland with State assistance for rural workers, with excellent results. There has been a great improvement in vitality and health, and while no attempt has been made to charge economic rents, wages have risen. The beneficial effects of comparison have also stimulated owners to put existing cottages in better order, and building by private enterprise is said not to have been affected, as the low wages paid prevents the serious consideration of providing cottages for these men as a commercial investment. The cottages built are mostly one-storey buildings with a living room and two bedrooms, and cost from £128 to £211, according to locality, the latter figure appearing somewhat high. Rents vary from 4*d.* to 2*s.* 9*d.* a week, the average throughout Ireland being 1*s.* 1*d.*, and they have been calculated according to the ability of the labourer to pay. The tenants in all cases pay rates, varying from 10*s.* to 22*s.* per annum.

The Committee estimate that 120,000 new cottages are required in rural districts, and shortly after the outbreak of war the Housing Act No. 2 was passed, with the object of encouraging local authorities and public utility societies to embark upon housing schemes, chiefly with a view to lessening possible unemployment in the building trade, and a sum of £4,000,000 is available for advances. Before the war the rate of interest for loans granted by the Public Works Loan Commissioners to local authorities was 3½ per cent., and the annual repayment for interest and sinking fund for a period of 60 years amounted to £4 0*s.* 2¼*d.* per cent. Notice having been given that the rate of interest would be

raised, schemes in process of formation were in some cases checked, and the rate has now been fixed at $4\frac{1}{4}$ per cent. Where a local authority is able to show there is unemployment in the building trade, 10 per cent. of the capital outlay will be advanced by way of free grant, and on this basis the annual repayment for every £100 is £4 3s. 4d., or 3s. $1\frac{3}{4}$ d. per cent. more than before the war, equivalent to rather less than $1\frac{1}{2}$ d. per week on a £200 cottage.

Authorised societies before the war could borrow at $3\frac{1}{2}$ per cent. for 30 years, and $3\frac{3}{4}$ per cent. for 40 years, the annual repayment amounting to £5 8s. 9d. and £4 17s. $3\frac{3}{4}$ d. respectively. Under the new Act advances would be made up to nine-tenths of the total expenditure, made up of 10 per cent. free grant, and the remainder by way of loan for 60 years at 5 per cent., the annual repayment amounting to £4 8s. 10d. per cent. These are valuable concessions although partly balanced by the rise in the cost of building owing to the war, chiefly accounted for by the increased price of timber.

No less than 28 Acts of Parliament have been passed dealing with the housing question during the last fifty years, and, in conclusion, I would like to join in the general appeal for a consolidating Act, which would do away with a complicated system of cross-references and greatly lessen the present difficulties of ascertaining the legal position.

MR. J. McCLARE CLARK (Member of Council) said it gave him great pleasure to propose a hearty vote of thanks to Mr. Joseph and Mr. Strachan Gardiner for their interesting and instructive Papers on one of the most difficult problems of the day. The fact—as Mr. Gardiner said—that there were no fewer than

twenty-eight Acts of Parliament dealing with the subject testified to its difficulty, while how many abortive Bills had been introduced it was impossible to say. Only last year there was the Rural Housing Bill, which was intended to secure three-bedroom cottages with an eighth of an acre of land for each cottage within the rent which an agricultural labourer could pay. By that Bill two methods were provided for obtaining the necessary cottages; one was for the land-owners to build, and the other for the local authority. In the Papers both plans had been referred to, and the advantages of advancing money at a cheap rate both to local authorities and to owners had been discussed. He congratulated the readers of the Papers on the concise, full, and lucid manner in which they had dealt with a difficult subject in such short Papers.

Fortunately they were all more or less in agreement on certain points. Every one agreed that it was necessary that something should be done, and also that the rise in the cost of building had greatly added to the difficulty of the undertaking. A third most vital point was perhaps not so generally recognised, namely, the necessity for educating the people to a higher standard of living. Nothing tended more to the creation of slum property than the bad habits of the people. No matter how good property might be, if it were occupied by people of filthy habits and low tastes it soon became insanitary and ultimately slum property. Mr. Gardiner had shown that a beginning had already been made in educating people up to a higher standard of living when he pointed out that, in the schools all over the country, the children were becoming used to well-lighted and well-ventilated premises, and as a consequence expected to have the same conditions in the homes in which they

lived. It was very important that the point should be brought prominently forward and emphasised, because until the people were taught to live in such a way that sanitary dwellings provided for them would be kept in a sanitary state, it was impossible to prevent property deteriorating into slum property. It was a fact, well known to all of them, that in certain town streets they would find some houses conspicuous for their neatness and cleanliness, while adjoining properties—identically the same—would be mere pigstys, which seemed to prove that until they lifted the masses to a higher standard of living they would never do away with slum property.

With regard to the question of cost, he was greatly struck and surprised by one statement made by Mr. Joseph, *i.e.*, that in spite of the increased cost of material and labour as compared with twenty years ago the cost of dwellings had not increased. Mr. Joseph attributed that to improved methods, but it appeared to be quite an open question, and Mr. Gardiner hardly bore the statement out in his Paper. The former further stated that he put the expense of maintenance as low as 6 per cent. No doubt others more able than himself to deal with London conditions would be able to criticise those statements, but to him they appeared open to some comment.

It was so often contended that the cost of land was the most serious and important item in the cost of providing dwellings, that it was well to have the statement so clearly contradicted by Mr. Joseph, and to find that the Report of the Land Enquiry Committee also agreed with him. He agreed also with the latter's conclusion, that a far more serious problem presented itself in the rates. The increase in the rates in both urban and rural areas was most serious, and in consequence of the central authority throwing upon local

councils more and more duties, all costing money, the difficulty was not likely to diminish. He differed, however, from Mr. Joseph when he suggested that the doing away with compounding was a mistake. He thought that where rates were collected direct from the tenants there was a tendency to more economy by the local authority. At present in many cases there was far too great an extravagance, because those who clamoured for expenditure did not feel the rates directly.

Another statement in the first Paper deserved special notice, and that was that the number of persons or houses, up to a certain point, did not necessarily affect the death rate. Six hundred persons per acre and a death rate of 12 per 1,000 was very reassuring to those who thought that houses should not be limited down to a very low number per acre.

Mr. Joseph's conclusion as to the authorities exercising their present powers without any new drastic legislation was no doubt a sound one, but if the State could see its way to assist house owners by grants at a low rate of interest, such as was advocated by Mr. Strachan Gardiner, and at present granted to local authorities, the progress would be quicker and the work carried out with greater economy.

The suggestion as to the licensing of tenement property had never occurred to him, and he thought it was a new one in connection with property which was worthy of consideration. Englishmen did not, as a rule, much like licences, but there was something to be said in favour of the suggestion that if on the annual inspection of property it was found to be insanitary, then it should not be licensed, and that where the property was sanitary a licence should be granted.

Turning to the Paper on rural housing, he con-

gratulated the author on the moderate and sensible way in which he approached the question. As a countryman he was more familiar with that part of the question than with the urban problem with which Mr. Joseph dealt. In the country the main question was one of cost. Wages were lower, and rents must be correspondingly lower. How was it to be done? Should wages be raised artificially, or should cottages be built to let at a loss? Mr. Gardiner put the cost of a decent cottage at not less than £200. With that figure he agreed; it could not be done for anything less than that, and they must be let at 4s. a week. Well, labourers got 20s. a week, and could not afford to pay more than 2s. 6d. The problem was one that would take some solving. At present in the north country the rate of wages in several districts had had a tremendous rise this year. They had risen probably something like 1s. a week before the war, but hiring had just taken place, and the wages of labourers had been raised by 2s. and in some cases 3s., and even as much 4s. a week. That, however, was discounted by the fact that the cost of living was now greater, and the labourers were therefore in no better position to pay a higher rent for their cottages than they were before.

One other point touched upon was most important, viz., the number of cottages on estates tenanted by employees of the local authority, such as roadmen, policemen, schoolmasters, and so on. If all the local bodies were to erect their own cottages it would greatly help to solve the problem of rural housing. In his own district there was a very large number of cottages tenanted by men engaged by the local authorities when they should be tenanted by agricultural labourers and other workers on the land. Industrial workers with

their larger wages tended to oust out the agricultural labourers from the houses intended for their use, as for instance in his own district, where there was a large mining population, a great many cottages which some years ago were occupied by labourers on the land were now tenanted by miners, the wages of the miner and of the agricultural labourer differing to such an extraordinary extent that it was impossible for the labourers to pay anything like the rents which the miners could afford.

Another way to help was for the local authority to modify their by-laws. In many country districts the local authorities had adopted model by-laws far too stringent for their district, and they insisted upon conditions and requirements which might be all right in a large congested town, but which were perfectly unnecessary in a country district. Conditions in regard to roads, drains, and air space, and that sort of thing, were perfectly unnecessary in the case of a cottage standing on the top of a hill in an open country district, but which he had no doubt were very desirable in congested areas. He thought it could be shown that, if there were more elasticity in regard to by-laws, cottages in the country could be built of materials and in a way which would facilitate their erection at less cost.

He was afraid he had very little faith in Mr. Gardiner's belief that the county councils could deal with the question of rural housing satisfactorily or successfully. His own experience and opinion was that the local authorities did not deal with those matters very well; at least, while they dealt with the matter satisfactorily in the way of the erection of cottages or houses which were exceedingly good, they did not erect them economically, and the consequence was that the

rates suffered considerably. He agreed, however, with Mr. Gardiner in thinking that private enterprise, if assisted by State grants, appeared to be the most likely way to succeed with the question, and if grants were made to private owners upon the same basis, upon the same terms, in the same way, and to the same extent as they were made to local authorities, he thought it was very likely that they both could and would provide the necessary cottages, at any rate in the rural districts. He was not so certain that that would be the case in large areas like London; on that aspect of the question he was not so cognisant, and therefore did not propose to express any definite opinion. But he was quite sure that if landowners in the country had a grant made to them upon such terms as those indicated by Mr. Gardiner, more cottages would be likely to be erected on the land, and the difficulty would be met.

The great obstacle, however, against the erection of cottages by private owners, and the spending of money upon property in this country at the present time, was the uncertainty in regard to the future of the land question, and until they had some guarantee that there would not be a continual tinkering with the land laws, the cost being put upon the land, they would not have the security necessary to ensure the expenditure of large sums of money. The one bright spot in the outlook was the fact that they were on the verge of what he might call good times, both for the farmers and landlords, and he believed that that would have a considerable effect on the situation, and he trusted they would soon see those good times.

He again thanked the readers of the Papers for the way in which they had brought the subject to the notice of The Institution.

Mr. W. R. DAVIDGE (Fellow) said he had great pleasure in seconding the vote of thanks, proposed by Mr. Clark, to the authors of the Papers who, he thought, had put the cases they represented in a most concise and lucid manner. To arrive, however, at the truth of the whole subject it was necessary to consider the two Papers together, and the President had done well to arrange that the Papers should be given concurrently.

The first thing that struck an outside observer was that there was a large side of the subject which had not been touched upon by either of the Papers. Mr. Joseph himself gave the keynote to that when he said "the bulk of the accommodation provided is in small houses in the suburbs, but there always remains a certain proportion of accommodation that is necessary in the central district." Mr. Joseph had naturally touched upon that side of the subject with which he was best acquainted, but he to a certain extent discounted the importance of that side by giving statistics which showed that no matter what had been done in the way of erecting block tenements in the central portion, they had only just managed to keep abreast of the accommodation that was displaced. Mr. Gardiner's Paper said that 78 per cent. of the population of the country lived in urban areas. If they took Mr. Joseph's Paper they would see that what was being done in the urban areas, in the central districts themselves, was not actually providing for the growth of population in the slightest, not one iota.

The whole growth of the large towns, which in the case of London was stated by Mr. Joseph to increase at the rate of 72,000 in one year, was being provided for in the suburban districts, and it was quite clear that after reading the two Papers together it would have been well

if they could have had yet another Paper to have given the largest side of all—suburban housing. He took it that the most important side was that which dealt with the large majority of the people, and, as Mr. Joseph himself had said, the block dwellings, although they fulfilled a need, met only a comparatively small portion of the need so far as the provision for the population was concerned. He thought it well to take that point into account. They had also to take into consideration the crowding of two or more families into one house, which was unfortunately becoming more common, and also the subdividing of older houses which was taking place in all directions.

In both Papers there were a large number of very interesting facts; again they must take them conjointly in order to arrive at the real truth, or rather the fuller truth. Both Papers were to a certain extent different, and both problems were different, and yet the problem of rural housing and the problem of urban housing merged into one. If they took Mr. Gardiner's point first, that "the problem of the country-side, as in the "towns, is the housing of the poorest, and the main "difficulty one of cost," they could all be agreed upon a common basis, that the difficulty was not in housing the man who was a well-paid artisan or a well-kept tradesman, but housing, whether in country or town, was the problem of housing the man with an inadequate wage. The methods that both authors of the Papers proposed for dealing with that problem, which was the same in a different phase, were practically identical. Mr. Gardiner proposed a State grant, and said there were only two alternatives, one a State grant, the other to raise wages. The Land Enquiry Committee recommended the raising of wages, and also, to a certain extent, by

providing 10 per cent. free grant in the way of allowance, they had in the recent legislation adopted Mr. Gardiner's suggestion to make a State grant, so that to a certain extent his suggestion had been actually adopted. Mr. Joseph, on the other hand, tried to arrive at the same thing, but put it in rather a different way. He complained in one portion of his Paper that the compounding allowance was no longer given in certain districts and advocated its reintroduction. From the point of view of the man who was erecting block tenements he no doubt had just cause for complaint, but looked at from the ratepayer's point of view—the point of view of the citizen—it was quite clear if, as he stated, the proportion of empties was only $\frac{1}{2}$ per cent., it would be very unfair to the rest of the community to allow him 10 or 15 per cent. off the rates; and it was quite evident that, although both authors had condemned the subsidising of one class of the community at the expense of another, both of them were driving at that so far as their own particular class of building was concerned. He did not find fault with them for doing it, but merely pointed to the fact.

The next point one would like to emphasise, and which both authors drew out, was that the growth of population, drifting to the towns, was not confined to Great Britain especially, but was practically arising everywhere, and, as both writers said, the present conditions were decidedly unsatisfactory. They were decidedly unsatisfactory in practically every civilised country. There were statistics for European countries which showed most clearly that the conditions, although improving in regard to particular classes, were in the main not improving at the rate they should do. They had had that evening certain statistics as to the number of one-roomed tenements in

London; they were pretty bad, but in a city like Berlin nearly half the people lived in one-roomed tenements, and if they took that same city of Berlin they would find 75 per cent. of the people living in two rooms or less, and the same state of things was happening in practically every country in Europe, largely due to the system of piling tenements one above the other. In Munich the number of dwellers per building was getting more. The tendency to concentrate in block dwellings was becoming more acute, and one effect so far as Munich was concerned was that, although the birth rate was decreasing, the illegitimate birth rate was now a very much larger proportion than it was ten years ago. The official statistics of Munich showed that something like one-fourth or one-third of the births in Munich came under that category, a most serious state of affairs.

Recently he had had the privilege of visiting the United States and Australia, and he found there the same sort of things happening, even in a comparatively new colony like Australia. Both in Sydney and Melbourne the same problem of housing the poorer class population was exciting the attention of the legislature. In Melbourne there was a Royal Commission sitting on housing, and the same conditions were beginning to arise in those cities as they had in England. The same conditions and the same tendencies were having the same effects, and it was quite clear that something would have to be done. As had been well said, the difficulty was to know what. It was a very complicated problem indeed, and one could see quite clearly from what the readers of the Papers had shown them, that it was not a thing to be solved by one method—by State grant or possibly by a wholesale raising of people's wages—but by a combination of methods; to a certain extent

putting each case on its merits, which would be one method of dealing with the problem.

There was, however, one side of the problem which had not been touched upon quite so much as it ought to have been—to his mind it was the ultimate solution of the housing problem—and that was the question of combining transit with housing. It was true the subject had been touched on by both authors but only to fly off again after a few lines. But they should bear in mind that transit had brought the people to the towns. It should be remembered that the population of London had increased something like seven or eight times during the last century; what it would do in the next century no one could tell. But although it had increased in population seven or eight times, London had spread out with centrifugal force in all directions, and if the population continued to grow, whether it grew in block dwellings or tenements or cottage dwellings, they had a source of danger which must be guarded against. He was no advocate for one kind over the other, block dwellings and cottage dwellings were equally essential, each had its particular merits, each had its point where it could be applied; but it was quite clear that it was equally bad to live in a place where it was all block dwellings as in a place where there were miles and miles of cottage streets, or what were called cottages—those horrible wildernesses which were to be found in nearly every suburb. The former could be seen in its extreme in New York, where the whole city was practically built up of block tenements, on the lines advocated by Mr. Joseph. The whole city consisted of five or six-storey tenements, with a large number of very much higher office buildings, and as had been well said, the tendency

when once one adopted that type of building was to concentrate more and more on a particular piece of land and to increase the height of the buildings, until eventually a most unhappy and unhealthy state of affairs would accrue.

The Building Act point of view had been well touched upon. That Act was not perfect, but it contained certain restrictions which had been of the utmost service so far as working-class dwellings were concerned; it still, however, left opportunities for other buildings to be erected immediately adjacent to working-class dwellings, without those restrictions which ought to be adopted if proper and healthy conditions were to be secured.

He thought that probably Mr. Gardiner had touched upon the best method of dealing with the problem in the large sense when he said they must have village planning as well as town planning. To his (the speaker's) mind, village planning combined with transit, and very much improved transit—he did not mean a few extra motor 'buses, but transit on a large, different and broader scale than anything of the kind they had at the present time—was the real solution of the problem. The further one got out from the central urban areas the larger the area available, but such a tremendous increase in the area of their towns was unthinkable without some corresponding increase in the amount of open spaces. There again, he did not mean a few parks scattered amongst the wilderness of bricks and mortar, but something on a very much more comprehensive scale—something very much in the nature of village communities linked up by rapid transit to the centre. He thought that sooner or later they would come to realise that they would have to adopt some system of that sort. At present London and

all large cities were spread out without plan, and very largely without any forethought at all.

It was curious that in two such useful Papers the real danger happening to our civilisation was not touched upon except to fly off again in other directions. The serious matter was to provide for the growth of the population. Both Papers were excellent in their way. Mr. Joseph touched on the housing of the population or such of the population as had to live in the central portion of towns. The other Paper dealt with those comparatively few who were fortunate enough to live in the country; but for the greater bulk of the population who were forced to live in some sort of close attendance upon their work, there was no reason at all why the Garden City ideal should not be brought into closer relation with their daily life and work.

There was no earthly reason why all the monotonous roads on the outskirts or in the centre of cities should not be under proper conditions, why the communities should not be scattered throughout the country, without any detriment, by a properly planned countryside. But there again, a great danger existed unless they were properly planned. There must be village planning and town planning in the broader sense, and without it there would be a great danger indeed.

He again added his quota of thanks to the readers of the Papers for the concise way in which they had brought out their facts, but whilst considering and discussing the problems brought before them he thought it would be well to consider the even broader problems that lay behind the facts and figures which had so eloquently been placed before them.

Mr. EDWIN EVANS (Visitor; Vice-Chairman of the

Housing Committee of the London County Council) thanked the President for the invitation extended to him to be present that evening, even the mere word "housing" having a great attraction for him. Unfortunately his earlier days were too strenuous to permit him qualifying for membership of The Institution, but for thirty-five years he had been dealing with and building houses.

Perhaps one of the most important matters connected with the subject under discussion was the financial aspect. They could all do things nicely and satisfy everyone if they had plenty of money at their command and no restrictions placed on them as to the ultimate financial result. He had nothing to say on the rural question, but he had been much interested in both Papers, and should like to join the other speakers in thanking the authors for their interesting contributions.

Mr. Joseph suggested that it was quite feasible to pay 7s. 6d. a foot for a site upon which dwellings might be erected, and yet obtain a fair return on the capital outlay, and he went on to say: "I have known instances where a public utility society has paid as much as 17s. 6d. per foot for land," and caused "properly designed blocks to be erected, housing many more persons than are displaced by demolition, lettable at rents within the means of the poorest, and returning a reasonable amount on the capital invested." Then he further said: "I believe a good deal of hesitation on their part" (the part of municipalities and county councils) "to embark upon housing schemes is due to the fear that there may be a charge on the rates." That was a very wholesome fear, and he (the speaker) hoped it would be kept well before all those who were dealing with the question of housing. But Mr. Joseph

said—and that was more interesting than anything in the Paper—"This fear is groundless." Mr. Joseph also said: "Success is shown by the fact that good block dwellings can be erected at a cost very little in excess of that of fifteen years ago, while the standard of accommodation provided is far superior. It is to a considerable extent a question of construction, and a readiness to spare no effort to economise in the right direction." Those were the suggestions made, and if they could all take that view of the situation with regard to urban housing, then much of the difficulty would disappear. He was glad Mr. Joseph had directed his attention to the central areas, because if a fair return could be obtained after paying a reasonable price for land in those areas, and after building good dwellings, he was not at all sure there would be much difficulty to face.

The war, of course, had stopped everything for the present, but surely after it was over the housing question would again come to the fore, and working-class houses would again be built. But he wanted to point out to the Members of The Institution that for some years there had been almost a cessation in building working-class dwellings, and speaking by the book, and having financed schemes involving the erection of many thousands of houses in London, and running into millions of money, he was bound to say that his experience during the last ten years had been that it was quite impossible to get a fair return for the money and to build really good, sound, healthy workmen's dwellings. He was glad to think that Mr. Joseph's experience had been different, and he was convinced that the forthcoming discussion would bring out many interesting points, at which no one would be better pleased than himself, because no

one could be more anxious to see private enterprise again take the matter up and carry it through. He should be glad to learn that it was possible to do so and get a fair return for the money expended.

Mr. Joseph said that his success in first cost had not been at the expense of maintenance, and that the percentage of gross rent for repairs even after ten years did not exceed 6 per cent. That point was touched on by Mr. Clark. Now, it was his firm's privilege to manage 2,000 or 3,000 houses in various parts of London—he agreed some were remnants, and therefore any figures he might give might lead Mr. Joseph to say he was not dealing with the same class of property—but he had a few which were not remnants, a few houses that might meet the approval of Members of *The Surveyors' Institution*, and he had been looking carefully into the figures; he also had had before him the figures of a good many enterprises of other kinds, and he had not yet come across any case of proper maintenance of that class of property, where the repairs had to be done by the landlord, in which the cost was covered by 6 per cent., or anything like it. He might be giving himself away over the matter, but he could say in some cases the cost meant more like 25 to 30 per cent., but taking the best it was never less than 11 or 12 per cent. When they came to block dwellings they had not only to meet ordinary maintenance but also lighting and heating and other incidental expenses, and his experience was that they wanted something like 44 per cent. to meet the outgoings for repairs and rates and taxes. He did not want to detain the Members, but he felt compelled to quarrel quite respectfully with that figure. He only did so because he wanted them to arrive at a correct solution of the problem. He wished when the war was over to commence again. He was

getting old, but he had sons, and what he could not do they might be able to accomplish, and it would be very interesting to him, in fact he did not know that there could be anything more interesting or useful, if, as a result of that and the adjourned discussion, they should find out that the building of working-class houses could be done successfully and on a commercial basis.

There was one other point he would deal with which was also a question of finance. Mr. Joseph said: "The chairman of the housing committee of the authority concerned stated that it had been decided to abandon the idea of installing baths, as their provision would have entailed an additional 1s. a week to the rents. My experience has shown that the extra rent required where baths are provided is only 2*d.* per week." That was another statement to which he was obliged to take exception. He was afraid, as far as he could see, it was an impossible one to accept. They might put a bath in for a ten-pound note and the interest on that might not come to more than 2*d.* a week, but Mr. Joseph would appreciate quite fully that there must be a room for a bath, it must be encased or built over, a bath meant maintenance after one had got it, and also rates and taxes. He did not think that Mr. Joseph's figure of 2*d.* was one that could be relied on, and he, for one, was not prepared to accept it. It was an important point. Everyone would like to give everyone else baths, hot and cold, shower, Turkish, and all other kinds, if it was at all possible to do so. His remark was meant as kindly criticism, for the subject was intensely interesting to himself. He wanted to get at the truth, and to build as cheaply as he could. All things except war were impossible just now, but they were looking to the time, and he hoped it would be

at a very early day indeed, when the trouble of war would be over, and they would, as they said in the classics, "Be getting back to our muttons," getting to work again and building houses and doing all other useful work.

Might he, in conclusion, say a word on the very important question touched on by Mr. Davidge—the question of compounding for rates. He would like the Members of that Institution to give very careful consideration to that question. He would mention one instance. In a district he knew well they had one very large ownership of weekly property. On that estate the percentage of loss on empties might be represented by a tip to one man to put a name on the list for the next empty house. They would understand what he meant by that. Till recently the owners received 20 per cent. for compounding the rates, whilst a poor auctioneer and estate agent in the same district received no allowance when paying his rates. He thought they would all agree that allowances benefiting one class of persons to the disadvantage of another class was wrong, and that legislation must be for the good of the whole body of ratepayers and the community generally.

In the particular case mentioned owners in the district were very indignant when the question of doing away with compounding came on the *tapis*, and they came to him and said, "Oh, Mr. Evans, you will support us, you are a property owners' man; you will object to their taking away the allowance." He replied, "Yes, but I won't do it if it is a fair thing that it should be taken away. Let us look into the matter carefully."

On a careful consideration he came to the conclusion that certain people were getting something to which they were not entitled, so the question of compounding was dealt with. He did not think that Mr. Joseph for a moment wanted that kind of thing to occur. If a compounding allowance were made at all it should be such an allowance as would just about cover the cost of collection and so on. That would be the fair way of doing it.

He was extremely obliged for the opportunity to say those few words, and he would follow the discussion as the result of the Papers with the greatest interest, and could support the resolution most heartily.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. R. STRACHAN GARDINER thanked the Meeting very sincerely, and said both Mr. Joseph and himself highly appreciated the kind remarks that had been made. They thanked the Members for the patient way they had listened to the Papers. As further discussion would be taken at the next Meeting, he would reserve his remarks till other criticisms had been received.

Mr. JOSEPH said he regarded it as a great honour to have been privileged to read the Paper before The Institution, and thanked the Members for the hearty way in which they had received the vote of thanks.

The Meeting was adjourned till Monday, 26th April, 1915, when the discussion will be reopened by Mr. W. E. Riley, Superintending Architect to the London County Council.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 26th April, 1915.

HOWARD CHATFIELD CLARKE (President) in the Chair.

The adjourned discussion of the Papers read at the Ordinary General Meeting of The Surveyors' Institution, held on Monday, 12th April, 1915, by Mr. C. S. Joseph (Visitor), on "Urban Housing," and Mr. R. Strachan Gardiner (Fellow), on "Rural Housing," was resumed by—

Mr. W. E. RILEY (Visitor), Superintending Architect of Metropolitan Buildings and Architect of the London County Council, who said :—

In reopening the discussion on the Papers which were presented to The Institution a fortnight ago, it was first a pleasure to bear testimony to the ability with which a very controversial subject had been dealt with. The Papers were a convincing proof of a close study of what was probably the most important social problem of that generation, and if criticism were allowed to one who had had extensive experience, it would be that the absence of detailed statistics to support the conclusions was rather conspicuous, and he would suggest that in

matters of so controversial a character, well digested figures were invaluable to support the opinions expressed. As an example, on page 394, Mr. Joseph quoted from the census returns to show that in 1911 there were 32,351 tenements each of one room, which were occupied by more than two persons.

In that connection it must be remembered that the London County Council practice in fixing the accommodation in working-class dwellings was to allow two adults per room, infants under 5 being disregarded and children between 5 and 10 years of age being counted as half an adult. The Registrar-General, in making up his statistics for the census returns, counted all occupants in a room as "a person" of whatever age. That officer in presenting Vol. VIII. of the Census of 1911 stated that "the proportion of population, living more than two in a room, to the population was 5.5 per thousand in Belfast, 7.0 in Manchester, 9.5 in Liverpool, 9.8 in Birmingham, 16.8 in London, 31.1 in Edinburgh, 37.9 in Dublin, and 53.6 in Glasgow." He also pointed out, earlier in his report, that "the statistics did not, for obvious reasons, take account of the sizes of rooms."

In the 32,351 cases of "overcrowding" mentioned in Mr. Joseph's Paper, 19,006 were families of three persons in the one-room tenement of unknown area, the "excess" in 12,695 cases was a child under 10 years of age and perhaps under 5 (it was the only child), and was presumably the baby that must in working-class families sleep in the room with the parent in any case. In 1,087 families there were one adult and two children under 10 years of age, which was not an excess at all from the standard accepted under Public Health Regulations. Similarly in the three-room tenements there were 28,341 cases of overcrowding, of which 13,623 were

cases of seven persons in the three-room tenement. In only 3,204 of these was there any real overcrowding.

As the figures were taken from the census returns it did not follow that all the cases of more than two persons to a room were in houses occupied by persons of the working class, who were assumed to be the subject of the Paper. In March, 1914, in a population of 36,004 persons in the London County Council dwellings, the number of cases not complying with the standard was 32, or '33 per cent. of the total number of occupied tenements. The overcrowding was usually found to be due to one or more children in the tenement having reached the age of 5 or 10 years, and so being counted in accordance with the Council's scale. This excess was usually remedied by the removal of the family to a larger tenement in the dwellings.

The City Corporation and each metropolitan borough council made and enforced by-laws for the registration and inspection of houses let in lodgings, for securing their sanitary condition, for separating the sexes, and for limiting the number of occupants (usually on the basis of 300 cubic feet of air space per adult for sleeping rooms or 400 cubic feet for sleeping and living rooms; half these spaces being allowed for children under 10).

Any house or part of a house so overcrowded as to be injurious or dangerous to the health of the inmates, whether members of the same family or not, was a nuisance liable to be dealt with summarily. There were two standards of overcrowding, viz., that adopted by the Registrar-General in his census report, and that prescribed by the by-laws relating to houses let in lodgings to which he had just referred. But the medical officers were not bound by either of those standards. In 1911 there were 3,028 cases of overcrowding reported in

the City and County of London, of which all but 52 were remedied: and there were only seven prosecutions. Whilst by no means desiring to belittle the question of overcrowding, it was, he thought, well to point out that the figures were capable of another interpretation.

On pages 397 and 398 Mr. Joseph offered a number of criticisms with regard to the return on capital outlay, and dealt with the operations of public authorities on the one hand and companies and trusts on the other. In his (the speaker's) opinion it was difficult exactly to compare the financial arrangements of the public authorities such as the London County Council with those of companies and trusts. As was well known, the Council's arrangements provided for a sinking fund to replace the capital expended in 60 years, and that fund for land and buildings took anything from 8 to even 18 per cent. of the gross rental. Notwithstanding that, the whole of the Council's operations showed at the present time a return of about 3·8 per cent. after taking the "housing value" of land, interest, and sinking fund charges, but of course disregarding the cost of clearances in the case of Parts I. and II. and improvement schemes. Since he had been associated with that work, the Council had provided accommodation capable of housing 50,732 persons.

On the question of the supply falling short of the demand, it had to be borne in mind that although the tenements might all be let, they were not occupied to their full extent. The census of the London County Council dwellings (excluding lodging-houses) taken in March, 1914, showed that of an accommodation provided for 55,488 persons there were only 36,004 persons in occupation, of whom 12,530 were children under 14 years of age. This represented an average of 1·31

persons per room. The loss by empties at that time was equivalent to only 1·43 per cent. of the gross rental. In that connection it might be of interest to state that a week's rent was remitted, at the housing manager's discretion, in effecting lettings at 13 of the Council's "block dwellings" estates, whilst there were long waiting lists of about 500 at the cottage estates.

In the central zone the loss of rent by empties in the London County Council dwellings was ·85 per cent. of the gross rental, and excepting one estate, which was built to satisfy an obligation, and was worked at a loss, the loss of rent in the central zone was only ·5 per cent. of the gross rental.

With regard to the point raised by Mr. Joseph on page 398, as to the necessity for a subsidy towards an estimated deficiency, it must be borne in mind that any scheme of rehousing to fulfil an obligation due to an improvement scheme had, in London, always required a subsidy in some form. That might be accounted for by the low rents ruling in the district, the obligation to provide housing in a definite area, or the high rates of the borough in which the property was situate. All the land sold to companies or trusts by the Metropolitan Board of Works with a housing obligation upon it received a subsidy in the form of a "writing down" from the commercial value to "housing value" at which it was charged to purchasers. In the case of 30 sites sold by the Board to companies or trusts, the commercial value of which was estimated at £727,535, no less than £397,613 (or nearly 55 per cent.) was "written off." He was unaware of anyone having carried out such a scheme without a subsidy.

Voluntary housing (under Part III.), as has repeatedly been demonstrated, could be carried out with financial

success both as regarded block dwellings, at no great distance from the centre of London, and cottages in suburban districts. Let them take the block at the Caledonian Estate in Islington, which showed a surplus of over 10 per cent. on a gross rental of £5,585; Wessex Buildings, Upper Holloway, showed a surplus of over 5 per cent. on a gross rental of £4,153. In cottages in suburban districts, the Totterdown Fields Estate showed a surplus of nearly 8 per cent. on a gross rental of £29,427; and Old Oak Estate, which was still in course of development, showed a surplus of $13\frac{1}{2}$ per cent. on a gross rental at present amounting to £4,884.

As to the class of tenant who occupied the Council's dwellings, evidence was given before the Royal Commission of Housing (Scotland) that at the Cable Street Dwellings, Stepney, 12·04 per cent. of the heads of families were earning under £1, and 25·30 per cent. under 25s. per week.

At the Caledonian Estate, Islington, 4·53 per cent. were earning under £1 per week, and 26·79 per cent. under 25s. per week.

The witness also stated that at Cable Street 88 per cent. of the tenants were within one mile of their place of employment, and at Caledonian Estate nearly 51 per cent. were similarly placed.

As an example of subsidy, it might be remarked, in passing, that the Report of the Departmental Committee on Housing Conditions in Dublin stated that "having regard to the manner in which the capital of this trust (the Iveagh or Guinness Trust) was provided, and to the fact that the surplus at the end of each year was added to the capital, the particulars furnished were not sufficient to enable us to compare its financial operations with those of other dividend paying companies."

With regard to the statement on page 398 of Mr. Joseph's Paper that an additional 1s. per week would be required on the rents for baths in block dwellings for a public authority, he could only agree with a previous speaker (Mr. Edwin Evans) in assuming that the additional accommodation which would be required to find room for the bath had not been included in Mr. Joseph's 2*d.*, and in his own experience, when the question was tested with something like those results, a system of central heating was included in the capital outlay.

With regard to the comparison of costs of buildings one with another, to use cost per foot cube or even cost per room as a unit of comparison was too elusive. He would point out that the use of the price per foot cube as a unit of comparison appeared to offer the following disabilities: different types of plan, different proportions of the component parts which had to be valued at a different rate per foot cube, different localities, the variations in current market rates for materials and labour (the cost of building materials 20 years ago was not to be compared with present day prices), and the difficulties of foundations.

The use of "cost per room" as a unit of comparison was frequently employed, but it had to be used with caution. Sculleries, small kitchens, &c., could not be reckoned as "rooms," and consequently tenements in which that accommodation was deficient appeared favourably in comparison with those in which those conveniences were provided on a more adequate scale. With few exceptions the tenements in the Council's dwellings were self-contained, that was to say each tenement contained its own w.c. and scullery with their accompanying fittings. In an "associated tenement" the w.c. and scullery were

used in common with others, and in other cases the w.c. was private but outside the tenement, and the scullery only was used in common. In some schemes where there were associated tenements, the scullery with, say, one sink and a copper would serve four tenements and save the cost of three sculleries out of four tenements. The results were similar if the w.c. were common. He submitted, therefore, that the more reliable standard of comparison was to be obtained by calculating the cost per square foot of rent-producing floor space including offices.

As regards economies in methods of design, mentioned by Mr. Joseph, he had given considerable attention to analysing what might be termed specialised forms of construction, and he was reluctantly compelled to come to the conclusion that the forms generally accepted were the more economical. As an instance of that he might quote the case of a block of dwellings recently issued by him for competition where alternative estimates were obtained for floors under the following conditions: (a) With reinforced concrete to a scheme designed by himself, and (b) with reinforced concrete floors to a scheme to be submitted by the contractor. Taking the lowest set of tenders where all the prices were submitted, he found that the contractor in question required an addition of 1·7 per cent. to his tender for his (Mr. Riley's) scheme above ordinary construction, and 2·3 per cent. more if he tendered for a scheme to be submitted by himself.

With regard to the question of repairs referred to by Mr. Joseph on page 401 of *Transactions*, the London County Council set aside about 10·12 per cent. of the gross rental. This had resulted, to the end of last month, in a total accumulated reserve of nearly £66,000. Ten

years, as given by Mr. Joseph, did not appear to him to be a sufficient term over which to review the prudence, or otherwise, of such an allowance as 6 per cent. for repairs and renewals. It was true that in the two years the Council published the actual cost of repairs it was found to vary from an average in one year of 6·62 per cent. to 6·88 per cent. in the following year, but in the case of buildings which had been erected for about ten years, the actual cost of repairs and renewals approximated more closely to the 10 per cent. actually set aside; in some cases it was as high as 17·23 per cent. and 16·58 per cent. in two successive years.

It was also considered essential and was certainly prudent to set aside such a sum as would meet any changes of condition brought about by legislation or the weight of scientific opinion. Attention was invited to (i.) the remodelling of the sanitary by-laws of the last 20 years, (ii.) the provision of means of escape in buildings occupied by more than two families and more than 30 feet in height. It was pointed out that although the provision for repairs and renewals was one of the many elements against which the architect had to contend in planning a building which was to be a financial success, the professional adviser, in the case of a public authority, was not in a position to recommend the provision of a larger or smaller amount than was at present considered desirable by the valuing experts.

If the authority set aside 6 per cent. only for repairs in almost every case there would be additional capital available, sufficient to provide a bath without in any way increasing the rents.

Before closing his remarks on urban housing perhaps he might be permitted briefly to refer to the County

Council's scheme of financing their housing schemes. It had been decided that the rents to be charged should not exceed those ruling in the neighbourhood, and should be so fixed that, after providing for all outgoings of maintenance and management and interest and sinking fund charges on capital, there should be no charge on the county rate in respect of the dwellings. The interest and sinking fund charges were calculated upon the cost of erection, plus the "housing value" of the site. After drawings were prepared, showing the general arrangement and class of tenement proposed to be built, the gross income was then assessed according to the rents ruling in the neighbourhood where the dwellings were to be erected. All outgoings, including a contribution to the repairs and renewals fund, were then deducted, and the amount upon which the net income thus arrived at would pay interest and sinking fund charges was calculated. The "housing value" of the site was then deducted, and the remainder was the "amount available" for buildings to compare with the architect's estimate for the provision of the dwellings, including all capital charges. The "amount available" averaged about 45 per cent. to 48 per cent. of the gross rental, but there were cases where the "amount available" for buildings had been capitalised on the basis of 31 per cent. on the gross rental, and the dwellings had been built. He had regarded that as somewhat tentative, and he certainly should not recommend any one to embark on that experiment. There was a point below which it was questionable economy to cheapen construction.

Under Parts I. and II. of the Housing Act the council or local authority were under an obligation to rehouse the number of persons mentioned in the Order of

the Local Government Board, and in the neighbourhood of the cleared area. The effect was that the authority or person incurring the obligation had to take the land earmarked for housing purposes, and erect the buildings, whether the estimated finances showed an annual profit or a loss. In Part III. schemes the finances were estimated before the purchase of the property was decided upon, and in the Council's case the estate would not be acquired if any charge on the county rate were anticipated. The Local Government Board did not require to approve the plans, there were no restrictions as to the number of persons to be provided for or the particular class of the accommodation, nor was there any time limit within which the buildings must be commenced. This last item particularly affected the rate of interest charged on the capital, as the time of building could be selected under a Part III. scheme. In clearance schemes the buildings had to be erected to programme, and had to compete with neighbouring slum property, as rents could not be allowed to exceed those ruling in the neighbourhood.

The problem of housing was in many respects more complicated in central than in rural districts, but although officially his connection with the housing question had been considerably more urban than rural, enough of his time had been spent in country districts to enable him to appreciate the thoughtful manner in which Mr. Strachan Gardiner had approached the problem of rural housing. Many of the difficulties associated with housing were common to town and country, but probably the fundamental one, viz., that of economical construction, fell much more severely on rural than on urban schemes. The standard of wages in country districts was too low to enable the tenant to pay a rent for which adequate

accommodation could be provided on a remunerative basis, and, on the other hand, the tendency to belittle the wisdom of employing sound and efficient construction had been pushed beyond what he thought was expedient. Mr. Gardiner suggested that 2s. 6*d.* a week for rent was as much as could be expected out of a wage of 20s. At a Scottish housing conference the view was expressed that the percentage of rent to wages should not exceed 10, and it was indeed hard to see what satisfactory accommodation could be provided for a commercial rent of 2s. per week.

The report of the Departmental Committee on Small Holdings appointed by the Board of Agriculture was instructive, both as regarded the cost of cheap cottages and their size. One member stated as the result of his tour of inspection that wherever cheap houses were found, as, for example, those built at £150 each in pairs or £200 singly, either the builder had become bankrupt, or would not repeat the experiment at the price, or that many extras would have to be omitted. That figure appeared to agree with Mr. Gardiner's estimate on page 422 of his Paper, and compared with the approximate cost of £210 for a three-room, £300 for a four-room, and £340 for a five-room cottage on the County Council Estate at Old Oak Common, Hammer-smith. Each cottage had in addition to the habitable rooms, a scullery and water-closet, and was self-contained. The cost included land, roads, and sewers. The Committee suggested a minimum size cottage of 10,000 cubic feet, and it appeared to be out of the question to provide such accommodation, employing any commendable construction and planning, on a commercial basis for 2s. or 2s. 6*d.* a week. Of the two remedies indicated by Mr. Gardiner—(a) by subsidy or (b) by raising wages

—a previous speaker had pointed out that the effect of the latter was neutralised to a great extent by the continual increase in the cost of living, even apart from the exceptional increase due to war conditions. Without wishing to enter upon the controversial field of politics, it might, perhaps, be said that whilst the rural housing problem could not be solved by increasing the labourer's wage, yet some amelioration of his condition in that direction might be inevitable and might do something towards a solution of the housing difficulty. The alternative of State or municipal subsidy was a purely political one which must be settled at the ballot box. It might be argued by opponents of this solution that the question was one which should be settled on commercial lines and not in a spirit of philanthropy, which might have the effect of encouraging idleness and sapping the independence of the worker; also that a fictitiously low price would disturb the market and set up unfair competition. Those were all matters that required careful consideration before they disturbed the question of supply and demand. Against that might be urged the interesting results given by Mr. Gardiner, on page 423, of actual experience under the Irish Labourers Acts, where, although the rents charged were extraordinarily low, it appeared that the problem might be determined rather by practice than by theory.

Before he sat down he would like to tender his best thanks to the authors for the great care and consideration they had given to the question. The more one spoke about it, and the more one got the facts and opinions together, the better it would be for the community, and for everybody interested in solving that problem. He also thanked the President and Council for the opportunity they had afforded him of

coming there that night, and the Members present for the very kind attention they had given him in the few remarks he had had to make on the subject.

Mr. GEORGE CORDEROY (Fellow) said it had not been his intention to take part in the discussion as his practice did not lie so much in the providing of housing accommodation as in estimating its cost. He could not, however, resist expressing the great interest he had experienced in listening to the statistics that had been put forward so lucidly and clearly by Mr. Riley, and which had, he was sure, been most informing to many of them. They were greatly indebted to him for the accurate and elaborate criticism he had given the Papers.

There was only one point that he personally wished to make. Like most of those who had given their attention to the subject, he considered that greater latitude was possible in the administration and in the application of by-laws in particular cases. That was especially true in the country, but he thought it applied to a large extent to urban districts also.

The tendency, it seemed to him, of legislation and Governmental and municipal control was to harden and stereotype the regulations and to a certain extent to repress innovation and originality.

He sympathised with one remark that Mr. Riley had made when he said that he had been reluctantly forced to the conclusion that the traditional methods in use in any particular district (Mr. Riley, of course, was thinking of the London area in regard to bricklayers) would be generally found to be the most economical in use. That was because the workers in a district were accustomed to them. There was, as a rule, very little encouragement to try other than local methods in any

district, because not only were the workers accustomed to those methods but also those who controlled them. He personally, therefore, should like to see a greater latitude given to the local surveyors and district surveyors and others in the application of the by-laws.

He could quite sympathise with the position of those who had the by-laws to make and to administer in not desiring to make loopholes to allow of the unscrupulous speculator and the careless designer and constructor slipping through them and using unsuitable materials. When, however, men of ability and experience were the administrators they could surely be given a greater discretion in their application to the places and circumstances of each individual case. It would be easy to give illustrations of difficulty and hardships. They were not all, perhaps, so enamoured of the County Council regulations as to the application of concrete as those who framed them. He had, in fact, heard an experienced designer say they meant death to ferro-concrete in London, as no one would be able to afford to use it in future if designed in accordance with them. Whether that was a justifiable comment he could not say, but he thought that a new method of construction such as this certainly called for greater latitude in the interpretation of regulations. Similar opinions had frequently been expressed in that room, and he thought that when so many men of wide experience held similar opinions, a case for consideration had, at any rate, been made out.

Mr. EDGAR J. HARPER (Fellow) said it gave him great pleasure to listen to his friend Mr. Riley usurping the function that used to be his! He had done what it seemed to him a true critic ought always to do. He had

not only pointed out the comparative absence of statistics in the Papers, but he had supplied the omission, and if they could all do that in their criticisms they would be most helpful. Unfortunately he (Mr. Harper) was not in a position, as he once was, to supply statistics, and he thought they would all benefit most from those given in the Papers, and by Mr. Riley, when they came to read them by themselves, rather than when they had heard them for the first time.

It was an especial pleasure to him to be present from his early association with Mr. Joseph, from whom he obtained a good deal of able assistance, mainly, he thought, of a moral kind. On page 400 it was stated that "The cost of building generally as compared with "20 years ago, or even 10 years, has considerably "increased, but the cost of dwellings has not increased "at all." Now, from his knowledge of Mr. Joseph's work he believed that to be true of his experience, which proved that it could also be true of most persons' experience, but he would not go quite so far as Mr. Joseph in saying it really was so, and he was afraid that the continued increase in the price of materials, wages, and labour could not fail to have the effect, which they all deplored, of increasing the rents that had to be paid for model dwellings and cottage dwellings if they were to be managed on a commercial basis.

The President would remember, no doubt, that when it was first suggested that municipal authorities, such as the London County Council, should themselves build dwellings, a great fear was expressed that private enterprise would be entirely discouraged. Mr. Joseph by his work and his Paper had proved to them that such fears were groundless; indeed, it seemed to him

impossible that local authorities, with their multifarious duties, could ever be in a position to supply the whole of the housing requirements of the great cities and the countryside.

He would also express his thanks to Mr. Gardiner for his most instructive Paper as to which he had very little to say, because he learned from it a good deal more than he knew before ; but he should like to endorse his admirable suggestion that a proportion of the maintenance of streets and sewers, &c., should fall on the rates. He was not sure that they would not before long see that come to pass.

There was another valuable suggestion in Mr. Joseph's Paper, namely, that there should be an annual licence for all the tenements, and if they were not certified as habitable by the proper authority the licence should be withheld.

Those were, however, after all, details of the main issue, which, as Mr. Gardiner had pointed out and as Mr. Riley had reiterated that evening, was one of cost. There could be no doubt as to the existence of the demand for much more house accommodation than now existed. The census had shown that there was overcrowding, and that more accommodation was necessary to relieve it. But there was a difference between the demand of the poor people who were living two or three in a room and the demand of those who could afford to pay for a suburban cottage. The difference was the *affording*.

The demand of the casual labourer who could not rely on getting £1 a week regularly throughout the year was not effective for the amount of house room he really needed, because he could never afford to pay for it. Therefore he agreed entirely with Mr. Gardiner when

he said that the relation between rent and wages was at the root of the matter.

Another point he wanted to mention was the enormous importance of cheap transit as a factor in the problem. Cheap transit was equivalent in one way to a rise in wages, and he thought it ought to be brought into account on the wages side. There was room for a great deal more to be done on the side of cheap transit, as any one who studied little Belgium before the war could find out for themselves. In that country a much larger proportion of the actual town workers were able to live in suburban districts because of the cheap trains that ran on the railways, which were now put to a very much less satisfactory use !

The question that must interest them, as surveyors, was how could the rents of workmen's dwellings be brought within the range of the wages that those workmen earned ? In what way could rents properly be lowered ? Mr. Joseph said that the cost of land was not a very material element in the problem, and, taking the country as a whole, and especially having regard to the rural districts, he was entirely of that opinion ; but there might be cases where the proportion of the cost of land to the cost of buildings was so high that something might be said in favour of a reconsideration of the *locus* in which they planted the dwellings. If only one could have a sufficiently adequate system of cheap transit one could much more satisfactorily house the worker on cheap land in the outer zones of the towns than on dear land in the centres. It was said that people must live near their work. There might be a few trifling exceptions, such as Covent Garden porters, but the majority could, no doubt, spend a short time in workmen's trains or trams coming to their work in the

morning and going home at night, and no doubt many did, and the cheaper and quicker the service the more they would do so, and the fewer would be the cases in which the actual cost of the land presented any serious difficulty.

The cost of building, as he (Mr. Harper) said before, seemed to him bound to increase, and it was only by the herculean efforts of enthusiasts like Mr. Riley, Mr. Joseph, and others who might be named, that they were able to keep the tide back in any way, and therefore it seemed to him perfectly clear that they must not venture to look for any serious reduction in rents at the cost of capital expenditure on buildings. Now that really brought them down to the question of maintenance, and on the question of maintenance a previous speaker had criticised Mr. Joseph for putting down 6 per cent. for his repairs on the gross rental on the ground that it was too low. He was afraid, himself, that it was too low, and he did not quite see how the London County Council, the Guinness Trust, or the Peabody Trust were going to economise the wages of caretakers and so on. So far as he could see they had consistently run them cheaply.

What was the remaining item? Rates and taxes. They represented, roughly, about one-half the outgoings on ordinary dwellings in London, and the question was not where they were to look for a marked deduction in order that rents might be cheapened, but how much of that item could be cut away and a real saving be made? The question was whether Parliament did not, when many years ago it first entertained the idea of compounding, intend, in a more or less unworkmanlike way, to give special relief to the dwellings of the poor. He believed that in the Act of 1869, or behind that Act

at any rate, there was a deliberate intention to do so if they could, because no one could imagine for a moment that 15 per cent., 20 per cent., 25 per cent., or 30 per cent., as it was in one parish in London, was a percentage required to cover the landlord's cost of collection of rates along with the rent; nothing of the kind. Obviously there was, on the part of Parliament, some intention of saying to people who provided that class of property, "You shall have the benefit on the rate." The same thing, of course, was found in a better form in Glasgow where there was no compounding, but where there was an absolute reduction in the amount in the £ of the rates charged in respect of property below a certain annual value.

He was not at all sure that the present compounding system was the best that could be had. To begin with it ought to be uniform, and he did not think they ought to have districts like Islington and Camberwell standing out. He thought there should be some general standard laid down by Parliament, and that every local authority should administer the law—and not make it—in its area.

There was, however, another point raised at the last Meeting, and that was the desirability of letting every tenant, however small, have a direct interest in the local matters of the town in which he lived. He was well aware that the only way that could be achieved was to have a weekly, fortnightly, or monthly collection of rates of small property, and he was not at all sure that it was not desirable. It would be possible by means of an arrangement with the landlord to adopt a plan whereby the rent and rate collectors might co-operate, and the tenant be made aware that when the rate went up, even a penny in the £, it was because he had voted to have a certain candidate returned to the

local council, and in that way had sent up the rate. In that way they would have added a great reinforcement to public opinion that controlled so much the local government of the country. The question before them was, How were they going in a systematic and businesslike manner to relieve the houses of the very poorest from the undue share in the burden of rates which they now bore rateably with premises in the City of London, where the rateable value ran into five figures?

There was one other item in which relief could be looked for, and that was, he thought, the sinking fund. He was not in favour, so far as he understood the problem at present, of any Government subsidy in aid of the building of houses as a general rule. He had always considered it was a bad thing in towns to set up a system of tenants living in houses subsidised by taxes contributed by all their fellow-citizens, but the success of the Labourers' Dwellings Act in Ireland had rather changed his views, and he preferred for the present to keep an open mind in regard to rural housing. There was, however, one point where he thought a subsidy for London housing was good, and that was in relation to the sinking fund. Why should the tenants, in addition to paying for all outgoings and interest on capital outlay, be compelled also to provide for the repayment of the loan? Any Government grant to meet that item would be most welcome.

Mr. DRYLAND HASLAM, Junior (Fellow), said he proposed to speak for a few minutes on the question of housing from the rural point of view, and the rural point only. He therefore asked them to switch their minds off from the streets, sewers, means of transit,

buses, and trams, far away into the rural lanes of the country and the breezy moorlands, and to think only of the problem of the country district, as that and the problem of the town were very different indeed.

It was generally admitted that there was a shortage of cottages in most country districts, and he thought it was also admitted that there were cottages in some country districts which ought to be "scrapped," which would add to the shortage. Now the shortage was partly caused, at any rate in many districts or parishes in the counties in which his work lay, by the occupation of some of the best cottages by the county policemen, postmen, and also in some places by railway and Government employees. In one case in particular, where there was a large remount farm, the men took all the available cottages, and it was absolutely impossible for an agricultural labourer to get a cottage, no matter how much he could pay for it; and as those men earned better wages than the agricultural labourer, they were able to pay better rents, and so they got the best cottages. In the country districts it was absolutely necessary for the men and also the employers that the men should have cottages close to their work, because there were no means of transit. Those present who had been serving during the last few months as special constables would appreciate that fact, as he had done on many occasions, by having at two o'clock in the morning, after having spent four hours on a lonely bridge some three miles from home, to walk back, wishing one's home was nearer to one's job. It was just the same thing with the country labourers, who ought not to have to live a long way from their work, as many had to be on their legs all day. Those men did appreciate being able to live near their work, and, in

fact, some were compelled to be near their work from its very nature.

That brought up the vexed question of the tied cottage, a system which had been condemned by many people. Tied cottages on farms in the country to his mind were absolutely necessary. Many farmers would refuse to take a farm unless they knew they could have a certain number of cottages, and the cottage must go with the job, because the farmer must have his stockman and stableman close handy to his work. It was ridiculous to talk about the injustice of a man who lost his job having to go out of his cottage. The cottage was as important to the farm as the power-house to a factory.

The shortage being admitted, what could be done to supply the deficiency? He suggested in the first instance that all the outside people, such as Government employees, policemen, postmen, and so on, should be provided for by their employers; that the Government, railway companies, and others should be obliged to provide cottages for their men in the rural districts, unless they happened to be close to some large village where the cottage accommodation could easily be obtained, without affecting the farm labourers.

That, to a certain extent, would help the trouble, but after all it would touch only the fringe of the subject, and in many country districts he felt it was necessary that money should be advanced at a very low rate of interest in order that cottages might be built. He would suggest that the amount per cottage should be fixed in each district, and it should be such a sum as would enable a perfectly plain cottage to be built in the cheapest way consistent with good workmanship and really substantial construction. That sum

might be advanced to the private owner on proper security, leaving him to add, as his fancy might dictate, an amount for ornamentation, and so on, as each owner had his own ideas on that subject. There would be no trouble about roads, sewers, or expenses of that sort. For example, £200 for a cottage with three bedrooms might be the advance repayable in sixty years, on the understanding that the owner provided at least 30 to 40 poles of land to each cottage, and also with the proviso that if he used them for any other purpose, such as week-end cottages, the loan must be immediately repaid. But it could not be done at the rate of interest which was mentioned by Mr. Gardiner, either the £4 5s., on page 424, or the £4 0s. 2½d. mentioned on page 423, because at that rate, as he pointed out, one could not build cottages to let at less than 4s., and an agricultural labourer could not pay more than 2s. 6d., or, at the outside, 3s.; therefore the sinking fund, he suggested, might be calculated upon a 3½ per cent. table, and the annual interest on a 2½ per cent. table or less.

The objection to that was that the Government would be finding money for private owners, and unless it could be shown that it was to the national interest, it was a course which he agreed was unjustifiable. But was it not in the national interest? Many of them would remember the words of Goldsmith in *The Deserted Village*:—

Ill fares the land, to hastening ills a prey,
Where wealth accumulates, and men decay :
Princes and peers may flourish, or may fade ;
A breath can make them, as a breath has made ;
But a bold peasantry, their country's pride,
When once destroy'd, can never be supplied.

It was the "bold peasantry" they wanted to encourage at the present time. It was admitted that of

the large numbers of troops now serving some of the best came from the country districts. Was not the cry of the politician, "Back to the land"? Did they not want to try to keep those now there on the land? Was it not to the national interest that they should be encouraged to stay there? If those now serving with the forces were to be got back to the country, if men were to be enticed back to the land from the pleasures and the comforts of the towns, then they must provide those men with more and better housing accommodation than they had at present, and it thus became a national question.

There was one other question which dealt with the national point, and that was—what the doctors and statisticians were telling them about—the seriously falling birth rate. Now, unfortunately there were many ghastly gaps being made amongst the country lads as well as among the town lads, and those gaps would have to be filled up. There were in many country districts, as those who lived there would vouch, lots of young men going away to the towns because they could not get married, as there were no cottages to go to. So there again, if they admitted that the countryman was healthy, strong, virile, and one worthy to help to build up the nation, it furnished additional reasons why they should do all they could to bring them back to the land. So, he submitted, it was a national matter, and therefore worthy of serious consideration whether those moneys could not be advanced for that purpose at a rate which would be of use even if it meant that the nation had to find some part of the interest.

Mr. STANLEY HICKS (Professional Associate of

Council) stated Mr. Dryland Haslam in his remarks had dealt with some of the points he had proposed mentioning, but he fully endorsed all that that speaker had said, with the exception of the suggestion that there should be 40 poles to each garden cottage, which he considered was rather too large a piece of ground. He would suggest 20 poles as being sufficient.

The last speaker referred to the agricultural labourer as being able to pay as much as 3s. a week for a cottage. He thought that was very likely near the large town from which Mr. Haslam came, and he had to admit that he had the collection of rents paid by agricultural labourers who at the present time were paying 4s. a week for their cottages on an estate adjoining the town in question, but there the wages were above the average; but in many parts of the country he considered 1s. 6d. to 2s. was as much as a farm hand could pay.

He had hoped to have learnt from the reader of the second Paper how the trouble which certainly worried him could be got over, namely, of erecting cottages to meet the requirements of the agricultural labourers who could not afford to pay more than the lower rents named. Mr. Gardiner had told them good cottages could be erected for £200 each. With that he quite agreed, but he considered the return or benefit to be derived from an expenditure on building cottages should not be expected from the cottages alone, but, which in fact was the case, from the enhanced value of the farm as a whole, due to the extra accommodation provided and the consequent saving of time by having labourers living near their work, especially in respect to attending to horses, stock, &c. In his opinion he failed to see how a return could be expected except in that

way, as it would be obviously unfair to put as a burden on a part the benefit to the whole (*i.e.*, the farm).

Mr. Gardiner in his Paper referred to the construction of cottages, and advocated a 9-inch wall cemented and rough-cast on the outside. That, no doubt, added to the cost of building, but he was not a great believer in two 4½-inch brick cavity walls, and only recently he had had a good deal of trouble where cottages had been erected in that way, and he therefore preferred the 9-inch wall treated in the way mentioned, and considered the extra expense fully justified.

Mr. Gardiner also referred to councils in the country employing *fully qualified architects* in connection with cottages which were being erected in different parts of the country. He was very glad to hear that was Mr. Gardiner's experience, but his had been somewhat the reverse. He knew of cottages recently erected by a local council which, owing to faulty design, were far from satisfactory. He had had a case himself in respect to some cottages which he was called upon to improve, and, on meeting the surveyor to the council, that party agreed with him the works ordered would not be beneficial, but were necessary to comply with "printed" by-laws, which could not be applicable in every case. In that case the works were not carried out, and the cottages had since been passed as satisfactory.

Stringent by-laws were in his opinion detrimental; the delay of weeks or even months in getting plans passed should not be allowed; and further, it should not be necessary to have to submit plans for approval when erecting buildings similar to those which had already been erected to approved plans.

Mr. REGINALD BROWN (Fellow) said there were one

or two points he would like to mention in connection with Mr. Joseph's Paper, and in the first place he proposed to deal briefly with the three reasons given in it for the shortage of cottages, namely, (1) the cost of land, (2) the rates, and (3) building by-laws. In passing he would state that it seemed to him that Mr. Joseph, or rather the Land Enquiry Committee, had missed out one of the most important items causing the shortage, and that was the legislation which had been passed during the last few years.

So far as the land was concerned, one must agree with Mr. Joseph that it formed an infinitesimal portion of the cost of a house, because land at £600 an acre would represent only 9*d.* per week on each house at 12 houses per acre, or as a basis one could take 1½*d.* per week for every £100 per acre for 12 houses per acre, and if they increased the number of houses per acre, of course it reduced the rent per week due to land.

On the question of rates, he was not at all in agreement with those who desired to remove the rates from one class of property and saddle them on the remainder. He believed that every class of house property, whether it were put up by the local authority or by private individuals, should bear its fair share and proportion of the rates of the district. If a person wanted a house he should pay his fair share of the expenses created by that house, and one way of meeting the difficulty was by compounding. Compounding might be all right in some districts, but it had a very deleterious effect in others; all districts could not be considered alike, and each district must be considered entirely on its own merits. In some there might be a large number of factories, which might make a tremendous difference if "non-compounding" were adopted.

Many remarks had been made in the course of the discussion against the by-laws, and it was suggested that they had much to do with the expenses of building, but that he did not believe. He had had twenty-five years' experience in their administration, and he did not believe that any one present could prove that they could save £10 or £15 a house on the irreducible minimum required by the by-laws of the Local Government Board; and if it came to an infinitesimal amount of that sort it meant a very small proportion in the weekly rent of the house.

One of the remedies suggested by Mr. Joseph was the question of a subsidy. He for one believed that to solve the difficulty they must certainly have a subsidy in some form or other. Now, as had been agreed that evening, it was impossible for any local authority to put up a house at a rent which could be paid by "the bottom dog," and means must be found to help "the bottom dog." He suggested that the easiest form of subsidy was a subsidy from the Government. So far as accommodation went, one was up against the difficulty that the larger the family a man had the less he was able to pay in rent, but the greater the accommodation he required. That was the man who had to be helped in some form or other.

Mr. Haslam mentioned a solution, but though it was on the right lines it did not go far enough; he said the finding of houses for the men who would be returning from the war to become the fathers of the future generation was a national matter. Now, he put it to the Members of The Institution that a very good solution would be for a payment to be made from the National Exchequer according to the number of children that were housed in any particular house; and he suggested that such a subsidy should not only be granted to the public

authority or to the public utility society, but should also be given to private owners as well if they provided and maintained decent houses for the working classes, and subject to specified conditions. Six pence a week per child under 14 seemed to him a very fair allowance, because it would enable them to put up decent houses in a district close to London, which would house five or six children, for 7*s.* per week.

Within the suburbs of London the majority of men earned 27*s.* a week, and one day's work a week or 4*s.* 6*d.* should be his rent, which, with the 6*d.* for each of five children would represent a further 2*s.* 6*d.*, thus bringing up the full rent to 7*s.* The 2*s.* 6*d.* a week, or 6*d.* a child, should not, however, be paid to the man himself, but to the authority or to the private person who built the houses, and who would make sure that they were fully occupied by the children for whom they were erected. At first sight such a scheme would appear to entail a very large expenditure of money, but the sum was not so serious as one might anticipate.

The same principle would also apply in the case of rural housing. The rural labouring man might not get more than 18*s.* a week, one-sixth of his wages would be 3*s.*, and as one could build houses in rural districts from 5*s.* 7*d.* to 4*s.* a week, on the same basis of 6*d.* per child would represent, on the bigger houses, that the man would have to pay 3*s.* 1*d.* out of his wages for rent, and that amount for a house of such a class was reasonable.

So far as the arrangement of houses was concerned he was entirely in agreement with Mr. Gardiner. He was not one of those who believed that there should be big back gardens to houses, because they might have 20 or

30 houses and 50 per cent. of the people living in them would not be gardeners, and would allow their gardens to get into a filthy condition, weeds all over them, destroying the amenities of their neighbours. The small gardens, if separated at all, should be divided only by low fences, the remaining area should be grouped into open spaces maintained out of the public rates. It was on some such lines as those that last year he designed a scheme of 90 houses on 9 acres of land. He believed they should put as few houses to the acre as they reasonably could; 90 houses on 9 acres was only 10 houses per acre, a very low number indeed for a suburb of London. The land cost £500 per acre, of which each house would bear its fair share, and he estimated that he was able to build houses ranging from 6s. per week up to 8s. 6d. per week, and to do that with 10 houses to the acre instead of, as they unfortunately saw some county councils doing, putting from 24 to 30 houses per acre, was a great advance. On some such lines as those he suggested the problem could be solved.

One other point had not been touched upon. As all present knew, loans ran at 80 years for the land, 60 years for the buildings, and 20 years for the roads. Now, if the Government would only say to the local authority, and to others, that they could have the entire loan for 80 years, it would immediately reduce the cost per week by about 8d. each house on 12 houses per acre. That might not seem right, because in the long run one would pay more money, but they had to deal with the present, and as Mr. Harper pointed out, it was not quite fair that the present generation should pay the whole of the cost of the houses, which eventually would become the property of the local authority. It was only by some such methods that

one could do something to solve the question of the provision of cheap houses.

Referring again to his building scheme, so far as the cost of the houses was concerned, his estimate for 54 houses just before the war was £12,675. The war came on, tenders were invited on a principle which he always advocated. He took it local authorities should deal with the matter on exactly the same lines as a builder, namely, that they should buy the materials themselves, and obtain tenders for the various labours. That was the system he adopted, and by doing so he was able to get in tenders for the whole work at only £700 increase on his total estimate, and as he reckoned that the increase in cost of material due to the war amounted to £1,200, one could see that if the houses had been erected in normal times there would have been a saving of £500, and on such an estimate the houses could easily have been built and let at the rents he had mentioned.

Unfortunately the Local Government Board had stopped most building schemes, and to his mind the Department was not very consistent. He saw in the newspapers the previous week that when the Swansea City Council wanted to borrow £121,000 for building operations they were stopped by the Local Government Board, and not allowed to proceed owing to the war, and quite right, too. But the Kingsbridge Rural District Council, in Devonshire, were ordered immediately by the Local Government Board to consider the question of erecting houses in five parishes. Again, the St. Albans City Council only decided to start with six out of twelve houses, and had got the foundations in, when the Local Government Board said, "Stop, you must not proceed with the building." Yet in the case of a district

council in Ireland (one often wished one lived in Ireland) the local authority was able to raise a loan of over £10,000 for the erection of houses. In England, however, people were told they could not proceed because they could not get the money, owing to the war.

In conclusion, he would urge that the building of a large number of houses to the acre should be discontinued; they wanted to have a little of the harmony of God's own country, and to get away from the turmoil of man-made town.

Mr. CUTHBERT J. LAKE (Fellow) begged also to voice the thanks of The Institution for the workmanlike Papers which Mr. Joseph and Mr. Gardiner had given to the Members. Theory and practice were often opposed and were seldom blended, and upon such an important matter as housing he ventured to remark that anyone claiming to be heard, who was not so well known in connection with housing as some of the preceding speakers, should state his experience, the period during which he obtained it, and where he obtained it; for in housing matters they required to know when and where a man obtained his experience, for then a higher value would attach to his views than would be the case without such knowledge. Therefore he made no apology for saying that he had had twenty-five years in practice in London, and that his firm collected close on £1,000 a week in rents from block dwellings alone, in addition to a considerable weekly rent collection from tenants of tenement and cottage houses. For fifteen years he had been surveyor to one of the largest housing companies, the Warner Estates—he did not collect their rents—and that company housed 25,000 people in 6,000 tenements, and those tenements were cottage and two-

flat dwellings. He had acted as consultant surveyor to several of the London housing companies, and his housing practice was chiefly in London.

He agreed with Mr. Joseph in nearly all that he said in his Paper. The cost of erection had certainly increased during the past few years, but the greater knowledge which architects, prompted by surveyors, had gained had enabled them to put up buildings requiring lower annual maintenance cost than was necessitated by the older block dwellings and cottage property, many of which required extravagant sums in maintenance. The "maintenance of structure" item was the chief one to be kept in mind by any architect erecting artisan dwellings, and it was the one which was nearly always overlooked.

He urged most strongly that rates should be collected by the local authority from the tenants direct. He went further than Mr. Harper; in no case should rates be paid by landlords, and in the case of weekly tenants he was quite sure if the rates were collected weekly the reduction of the loss by defaulters would more than meet the additional cost of collection, quite apart from the education of the tenant.

He agreed that the unsatisfactory condition of urban housing was largely the result of the manner in which existing legislation was enforced. In some districts the Public Health Acts were enforced in too vigorous, and in others in too lax, a manner. He saw a great advantage in the appointment of a Local Government Board department which would act as a court of appeal from the decisions of the local authority, and the Local Government Board would do well to recruit some of their staff from H.M. Office of Works, where they certainly had many practical housing experts.

He could not agree that the present system of the medical officer of health giving the inhabited house duty certificate was satisfactory. There was apparently no appeal from the medical officer of health, and if one had the misfortune to be refused the certificate, it was probably far cheaper to pay the inhabited house duty than to meet the requirements of the medical officer, as those requirements were sometimes far more stringent than anyone could find justification for in the local by-laws.

He agreed with Mr. Davidge in one thing only. He too "saw no reason why the Garden City ideal should "not be brought into closer relationship with daily life "and work." The Warner Estate had recently been making an addition on town-planning lines. There would be just over 500 houses in that scheme when completed; they already had over 100, and the rents ranged from 9s. to 10s. 6d. a week. The houses were attractive, well planned and built, and the small gardens and larger open spaces made the estate extremely popular, resulting in a long waiting list. Now, the Warner Estate had been in existence for twenty-five years, had paid a steady 6 per cent. dividend throughout the whole time, had a reserve fund of over £100,000, built up out of income, and was an investment company solely. It did not pose as a philanthropic institution, but it did claim that it was possible to make housing pay—certainly suburban London housing.

Mr. McClare Clark emphasised the necessity of lifting the masses to a higher standard of life. He thought that they would all agree that that was being brought about in the United Kingdom by the general development of the country, and the bringing together of all classes of people in railways, tramways, tube railways,

and so on, bringing about a higher standard of personal cleanliness and good manners. On more than one estate with which he was connected a prize for the best garden on the estate had done wonders in improving the yards and gardens thereon, and remedying many of the difficulties which had been referred to in the course of the discussion. He also found that the keeping clean of sanitary conveniences and sinks was done far better by weekly tenants than by the tenants of houses of £50, £60, and £70 a year. A filthy closet or sink was the rarest possible thing to find among artisan tenants, but they were only too commonly found among so-called middle-class tenants.

Mr. Edwin Evans, who spoke at the previous meeting, had probably done more to create in London the owner-occupier of cottage property than any man living, and his remarks confirmed one's experience that such developments were for the time being at a standstill, and the only development, satisfactory alike from the point of view of the developer and the community, was the construction by investment companies of numbers of houses and tenements as permanent investments. He could certainly say that up to the outbreak of the war those conditions existed, and when labour and materials dropped back again to normal conditions at the close of the war he had no doubt they would again exist. There was no venturer's profit in those developments, but with economy in finance, economy in management, and economy in maintenance, such as could be obtained by an investment company, first capital expenditure and subsequent outgoings were greatly reduced. Those companies were not handicapped in the same manner that public bodies were handicapped, such as the London County Council. He was not speaking of experimental

companies of earlier years, but if one took the housing investment companies of the last twenty-five years there was every evidence to show that where there had been sound commercial promotion in the first instance, and businesslike management of the property when built, the dividends had been steady, and had ranged from 5 per cent., 6 per cent., and 7 per cent., and he had knowledge of companies paying even higher dividends.

Everyone present would thank Mr. Riley for his remarks, but he could not follow him when he said that the cost of the sinking fund represented from 8 per cent. to 18 per cent. of the gross rentals. He could not help thinking that there was something in that which required explanation. The exact additional percentage which was necessary to bring back the capital in sixty years on a 4 per cent. table was no more than 8s. 3 $\frac{3}{4}$ d. per annum per £100 of capital loan. The annual payment required to repay a loan of £100 by way of an annuity with interest at 4 per cent. within a term of 60 years was £4 8s. 4 $\frac{3}{4}$ d., and if that 8s. 4 $\frac{3}{4}$ d. was equivalent to even as much as 8 per cent. of the gross rentals then the original capital expenditure must have been quite disproportionate to the income earning capacity of the property.

The surplus of net income out of the gross receipts in the cases mentioned by Mr. Riley was much below the surplus which the majority of the investment companies were able to make. Mr. Riley spoke of a surplus of from 8 per cent. to 12 per cent. of the gross rentals. There were, however, as he had said, sound housing companies paying from 5 per cent. to 7 per cent. and 8 per cent. dividend on their capital, which was a very different thing to surplus on annual rents collected.

On the question of the price of baths, he could not

do it for 2*d.* a room, but it did not cost 1*s.* On estates for which he acted there were at the present time over 250 houses in which a bathroom and a bath had been fitted; they got 6*d.* a week more rent for those houses because of the bath, but he did not think it cost them quite 6*d.*, he thought the cost was something like 5½*d.*

He agreed that the only sound method of working out comparisons of the cost of buildings for artisans' dwellings was on the actual rent-producing floor space. Cubic content was, he generally found, misleading.

On the question of repairs, the percentage of the London County Council, if he understood it aright, was 10·122 per cent. of the gross annual rent roll. That seemed to him to be quite outside what it properly should be with any private investment company with a works department, if that department were run on economical lines. He saw the accounts of three big works departments, and that figure was quite outside any experience he had had. Mr. Joseph gave it at 6 per cent., and with that figure he was in thorough agreement, but the 6 per cent. he assumed included profits put aside for specially recurring charges, which he might call a special reserve repairs account on which one did not have to draw every year, but which one did have to fall back on every few years.

Housing for the submerged tenth was a matter which he thought was outside practical housing from the commercial point of view—it was much akin to the running of the casual ward—but housing in London and the great cities—the Members of The Institution had seen the semi-urban housing in most of the great cities in this country at its provincial meetings during the last few years—was a totally different matter. It seemed to be quite practicable for any investment body, or any

dwelling company which was started by a practical set of men with practical business knowledge, to get a fair interest on their money. It was perfectly feasible in July last year to start a housing company in any district requiring cottages, places where there was a need for them. The Warner Estate had its 6,000 tenements in a district where the rates were 10s. in the £, where they had a purely working-class district, and where they had a working-class local administration, and they had had very little trouble; they had practically no empties, and that was the experience of all housing companies alike.

MR. J. DOUGLASS MATHEWS (Fellow) said the discussion had been most interesting, but it had not touched on the one point to which he had given his attention, namely, the housing of the very poorest classes. In present circumstances parents and children of that class muddled in a single room and set the laws of health and decency at defiance; he therefore advocated provision for three classes of tenants, one with only one room for single persons or widows, another with a living and bedroom and cubicle for one child, and a third similar but with two children's cubicles, each class being provided with scullery, sink, coal place, and food cupboard.

As buildings of that description would not commend themselves to an ordinary speculative builder at rents not exceeding 2s. 9d., 4s., and 5s. 6d. per week, some inducement would be given if a substantial portion of the cost of erection could be advanced during the progress of the building without resorting to the usual methods of obtaining money. He was not an advocate for a public authority becoming speculators, but he thought that a scheme could be formed to render assistance

towards the accomplishment of the object in view in the following way; The local or other authority to purchase sites as near the centre of trades as practicable and to let them on building leases for a term of sixty years at $3\frac{1}{2}$ per cent. on the cost of the land; that a sum equal to 75 per cent. on the estimated cost of the buildings should be advanced to the lessee by the authority, to bear interest at the rate of $3\frac{1}{2}$ per cent. until that amount was paid off, the remaining 25 per cent. to be found by the leaseholder, who should be relieved of the payment of rates other than the local rates, lighting, water, public health, police, &c. The very poor should not be expected to contribute towards the maintenance of paupers and prisoners nor the school boards or public improvements, &c., and it was fair to assume that improved dwellings would influence the habits and disposition of the occupants, and that there would be fewer inmates of workhouses, asylums and prisons, which would accordingly reduce the rates. As the local authority would have an interest in the dwellings, the staircases should be treated as a street and lighted and watched by them, and care taken that the buildings were kept in a sanitary condition and overcrowding stopped.

Under those conditions, allowing for annual and periodical repairs, loss of rent and collection, the leaseholder might reckon on 7 per cent. interest on his expenditure of the 25 per cent. The local authority would be no loser, as the repayment of the principal and interest quarterly would increase the security, and the reversion to the rental at the end of the sixty years would be a valuable asset to the ratepayers. Among other conditions the buildings should be erected in accordance with drawings and specifications approved by the authorities; also the rents should not be in-

creased without consent, and the property should be kept in good condition. That was a mere outline of the scheme, but he thought that something of that kind could be carried out. Outside help had been referred to several times in the course of the discussion, but not quite from that point of view.

Mr. J. H. BLIZARD (Fellow) desired to say how much he appreciated the two Papers. They were most practical, and revealed a depth of thought which was seldom found in Papers of that character.

Mr. Joseph's 6 per cent. for maintenance struck him as being low. He was interested in some property personally, and out of about thirty not very large houses, some fifteen years old, the average worked out at $16\frac{1}{2}$ per cent. maintenance. So he could assure Mr. Joseph that if he could get it down to 6 per cent. he would be very much better off than he was to-day.

With regard to the rates, he had tried the experiment of saying that the tenants should pay them themselves in order that they might realise the position that they were in as ratepayers. He tried that with seven small cottages for a long time, and found that the tenants got miserably into debt for the rates, and consequently into trouble; the result was that he lost his rent. He then gave his clerk instructions to work out what the rates would be, and he helped the tenants by collecting the rates with the rent. He was responsible for the rates, and the result had been that there were no arrears, and they no longer had any trouble. Of course it was only reasonable to expect that, in the case of a tenant with a weekly wage who had to put his money by week by week to pay the rates, if something happened in the house, such as sickness, he would imme-

diately draw upon the rate money, and rightly too. He thought if a landlord could help a tenant in the way indicated it was his duty to do so.

He quite agreed with other speakers that it was impossible to deal with the business of rural housing on commercial lines. If they had a labourer with 14s., or 15s. to 17s. a week in wages, and that man had to pay 2s. or 2s. 6*d.* a week for rent it was a great tax upon him. He thought people who paid those wages should be ashamed of themselves. He knew a case of an old man, engaged by the representative of a nobleman, who received 17s. a week, out of which he had to pay 2s. 6*d.* for a two-roomed cottage with wretched sanitary conveniences, which was not dealt with, because, apparently, the property belonged to a noble lord. That was the kind of thing which in rural housing required to be swept away.

He contended, and had done so all through, that what one speaker had called "the bottom dog," could not possibly have a house built for him at his present wage at a commercial rent. The wages must be raised in order to make such men feel more independent, or else there must be a subsidy from the Government. Their friends the Government had got plenty of money, and "the bottom dog," who contributed very largely to the wealth of the country, should have a little of it back in the way of a comfortable house to live in.

Mr. C. S. JOSEPH has sent the following reply in writing:—

I wish to point out at the outset of my remarks that my Paper was not one on the housing question and the

methods that should be adopted in considering any housing scheme, but an attempt to show the effect of the Land Enquiry Committee's conclusions and recommendations with regard to housing. It was for that reason that I omitted many detailed statistics which I had at my disposal, the absence of which was commented on by some of the speakers.

I would also point out the figures I did give were merely for the purpose of showing that housing schemes could be successfully carried out at the present time both by local authorities and by public utility societies.

I will now deal with the points discussed by the various speakers:—

Mr. J. McClare Clark seemed to think it was an open question in regard to the cost of the buildings. I can only answer that the last twelve blocks of dwellings erected from my designs do not show any increased cost per foot cube, although the accommodation has been greatly improved.

He further objected to the figure of 6 per cent. for the expense of maintenance. Since I wrote my Paper I have received from a large industrial dwellings company, also from a borough council, figures which show that the actual cost of repairs spread over the last five years amounts to only 4 per cent. or $4\frac{1}{2}$ per cent. of the gross rents, an even lower figure than I stated. Some of these buildings are old, and the lowness of the figures, therefore, is not due to special causes.

Mr. W. R. Davidge, who calls special attention to the fact that it is impossible to keep abreast of the accommodation displaced, suggests that another Paper should have been written on suburban housing. It appears to me that enough is being done for the present to cope with the demand for suburban housing. What is needed

is more houses in the central districts, so as to accommodate those persons who are now living in overcrowded conditions in one room.

Mr. Edwin Evans did not agree with the financial aspect as stated by me. He also stated that there had been a cessation in the building of working-class dwellings during the past few years. This is not the case, as all the public utility societies have been continuously engaged in building new dwellings, and are still so engaged, even during the war.

I need not again dwell upon the criticism of the percentage required for repairs. Even in the worst constructed buildings I have never known the cost to be from 25 per cent. to 30 per cent. as stated by Mr. Evans. He suggests that 44 per cent. is required to meet outgoings for repairs, rates, and taxes. This is obviously an error, as the returns of the housing companies for whom I act show that in those cases where the rents are very low indeed the total percentage for outgoings of all kinds, including management, does not exceed 40 per cent., whereas in those cases where the ordinary rents ruling in the neighbourhood are charged the total outgoings do not exceed 36 per cent.

With regard to the cost of installing baths, I have had a careful calculation made from the last bills of quantities priced before the war, and the actual cost of the bath, hot and cold water services, and the special range for supplying the water to the bath, amounts to £10 per tenement. If the return required on this outlay were taken at $4\frac{1}{2}$ per cent., the cost per week to the tenant would be two pence. I should point out in this connection that no larger room is built to take these baths. In all the dwellings erected from my designs the bath is situated in the scullery, which is always a large

room, and has not been increased in size to take the bath, which has a hinged top serving as a table.

I do not agree with Mr. Evans' views on compounding. It must be borne in mind that where these large blocks of dwellings are erected they take the place of buildings of a very low rateable value, often not one-tenth the value of the dwellings erected. As the expense of lighting and paving the roads between the blocks is borne by the owners, I think they are entitled to some allowance, quite apart from the fact that is very costly for a borough council to collect rates from each individual tenant.

Mr. W. E. Riley seems to consider, from his Paper, that there is not necessarily overcrowding where more than two persons live in one room. I am of opinion that it is a most regrettable state of affairs to find in a city like London there should be a population of over 265,000 persons living in one-room tenements, and that of these one-room tenements there are over 32,000 occupied by more than two persons. Surely this is overcrowding. Even if the children under five years of age are not counted, as suggested by Mr. Riley, the fact remains that one room is not enough for a family to live in. But mere statistics cannot adequately represent the degree of overcrowding in unsatisfactory dwellings, which those with first-hand knowledge of the facts know unfortunately exists in many parts of the large centres of population.

Mr. Riley suggests that public authorities should have a subsidy to meet the cost of buying the land. I am of opinion that if the local authorities adopted Part III. of the Housing Act no subsidy would be required, and this is borne out by him.

I am completely in accord with him on the question

of the fallacy of taking the cost per foot cube of the building without qualification as a comparison, although the figures in my Paper were taken for self-contained buildings, the same as erected by the London County Council, yet the size of the rooms in the dwellings erected by that body is so much smaller than in those erected by private enterprise that it naturally affects a comparison of cost. I have, therefore, prepared the following table, in accordance with Mr. Riley's idea, to show the rent per foot super of a self-contained tenement which can be erected to give a fair return on the capital outlay. This table is based on the very latest Lewis Trust buildings:—

1-Room Tenement.

Area	...	...	...	326 feet super.
Average rent, including				
rates and taxes	...			2s. 9d. per week.
Rent per foot super	...			·1d.

2-Room Tenement.

Area	...	...	...	430 feet super.
Average rent, including				
rates and taxes	...			6s. per week.
Rent per foot super	...			·16d.

3-Room Tenement.

Area	...	...	...	542 feet super.
Average rent, including				
rates and taxes	...			7s. 6d. per week.
Rent per foot super	...			·16d.

I think it will be found that the rent of the London County Council's dwellings works out at nearly ·25d. per foot super.

With regard to Mr. Riley's remarks as to improved methods of construction, I did not intend to infer that ferro-concrete or other modern methods of building should be adopted. It would take up too much space to detail the various improvements that have been effected in these dwellings so as to minimise the cost. My information is at the disposal of any Members of The Institution who desire it.

I agree that although the actual cost of the repairs and maintenance may not exceed 6 per cent., it would be unwise, in preparing a scheme, to allow only for that figure. I always consider 10 per cent. a reasonable sum. The accumulation from this fund forms a very useful reserve, and will probably provide a sufficient sum to rebuild the buildings when worn out. Mr. Riley states that the outgoings of the buildings of the London County Council amount to between 45 per cent. and 48 per cent. As I have already pointed out, this is far in excess of the figure required by those buildings erected by private enterprise. In this connection I should like to point out that as the rents charged by the London County Council are about 25 per cent. higher than those charged by the above-mentioned bodies, the outgoings ought to be far less.

Mr. Edgar Harper comments upon the absence of statistics, and these I hope I have now supplied to his satisfaction.

He agrees that overcrowding is shown by the statistics I have given, and I think everyone will agree with him. He suggested that cheap transit would solve the problem, and mentioned that in Belgium a very large proportion of the population do not live near their work. The solution by means of transit schemes is impossible for London; it is far too large, the distances

to be travelled in order to reach the suburbs being too great, whereas in the small towns of Belgium a quarter of an hour takes one right out from the centre of the town. Workmen cannot afford to spend their time and money in travelling considerable distances backwards and forwards to their work.

I quite agree with Mr. Harper's comments on the question of the tenants paying rates and taxes, but even if this method were adopted, I think a compounding allowance should be made. I do not follow him in his remarks for subsidising rents by means of the abolition of the sinking fund charges. He states that in private enterprise the tenants are not charged with the sinking fund. This is not the case actually, as the return required by private enterprise is higher, and this return allows for a sinking fund.

Mr. Haslam suggested that a $2\frac{1}{2}$ per cent. compounding allowance would cover the cost of collection. For the reasons stated previously I think 15 per cent. should be allowed, and be uniform throughout London.

Mr. Stanley Hicks does not deal with the question of urban housing, but suggests that the real problem is how to erect a cottage to meet the requirements of the labourer who can afford to pay only from 1s. to 1s. 6d. rent per week. Such a problem cannot be solved in any way, as no cottage of any kind can be erected to let commercially at such a low rent. The only solution appears to me to be to raise the wages of such labourers so that they can afford to pay a higher rent; but this question is complicated by the practice of the past in that the tenancy of the cottage at a nominal rent forms part of a farm labourer's wages.

Mr. Cuthbert J. Lake, I was glad to note, was able to substantiate all the figures I have quoted in my

Paper, and, as his experience is a very wide one, I think his statements should be well worthy of attention.

Mr. J. Douglass Mathews raised the point that the lowest class of wage-earners was not housed, and made a suggestion to subsidise private speculators and public utility societies by means of a loan at $3\frac{1}{2}$ per cent., or even lower, and suggested that the property owner would thus be able to obtain a return of $7\frac{1}{2}$ per cent. on his capital outlay. This would not solve the problem, as the rents that would have to be charged would be even greater than those now charged by the various public utility societies, who require a return of only 3 per cent. to $3\frac{1}{2}$ per cent. on their capital outlay.

In conclusion I may say that all the statistics I have given are at the disposal of any Member of The Surveyors' Institution who is interested in the question of housing.

Mr. R. STRACHAN GARDINER has sent the following reply in writing :—

There appears to be little disagreement with the views expressed in my Paper, except the suggestion that county councils might be the housing authority in rural districts, and I agree with Mr. McClare Clark that local authorities have not acquired a very good reputation for economical building. I do not see, however, why it should continue to be so, as it appears to me it is due in many cases to want of experience. Building has not been a regular item in the programme of local authorities in the past, but if the work is put into their hands they should become more proficient with practice. If there is any economy in standardising parts and buying material in bulk, surely a county council should be

in a better position than private landowners acting individually.

As far as I am able to judge, and particularly if we take the Land Enquiry Report as an index of public opinion, there is little hope of advances being made to private landowners at the same rate as to public authorities, and as we are agreed that something should be done, and soon, I attempted to suggest the most practical alternative. The choice appeared to lie between the central authority advocated by the Enquiry Committee and decentralising the work. I prefer the latter, owing to the great importance of local knowledge.

To my mind the great drawback to local governing bodies dealing with such a question is that there are generally a certain number of their members who approach it from a narrow electioneering point of view, rather than with the broad outlook it deserves. One so often hears the remark, particularly near election time, that "We must consider the ratepayers," a prevalent idea being that this worthy object can only be secured by spending as little as possible. Ratepayers should see to it that business men are put on these bodies, and the question should be dealt with as a matter of business.

It is not so much the receipts or expenditure side that counts as the balance between the two, and it may benefit the ratepayer more to spend a large sum well than a small sum badly. At the same time, I am quite alive to the alarming growth of rates in many districts, and the necessity for keeping them within reasonable bounds.

SUMMARY OF THE SESSION'S PAPERS AND DISCUSSIONS

ON

THE ACQUISITION OF LAND, TENURE, RATING, AND HOUSING.

BY WILLIAM ALLEN (VISITOR), Barrister-at-Law.

*An Address delivered at the Ordinary General Meeting of
THE SURVEYORS' INSTITUTION, held on Monday, 10th May, 1915.*

HOWARD CHATFEILD CLARKE (President) in the Chair.

The PRESIDENT said he was sure that all present would join with him in expressing the sorrow and pity they felt in the great loss sustained by the nation in the sinking of the "Lusitania," which occurred late last week off Ireland, and their detestation and scorn of that dastardly act. The terrible loss of innocent lives had affected the whole nation profoundly, and it made them all feel, more than ever, that although the task before them might be a long one, yet in the end they would beat down and crush a nation which was capable of such murderous acts.

He would now call upon their distinguished barrister friend, Mr. William Allen, to give them his summary of the interesting Papers they had had read during the

session—Papers and discussions which he ventured to think had not been surpassed in ability or interest in any previous session.

MR. WILLIAM ALLEN: The President has referred to the dastardly act of the sinking of the “*Lusitania*,” and, perhaps, by doing so he has indicated that before I enter upon my address he would like me to say a word on that subject. I am sure all feel the deepest sympathy with the victims of that act, both our own countrymen and those who belong to the neutral nations throughout the civilised world; and when we think of the man who instigated the act, we can only sum up our feelings towards him in the words of one of our great poets:—

“E'en Satan's self with him might fear to dwell,
And in his skull might find a deeper hell.”

But, after all, we are not here to talk to-night on the subject of the war, although it must always of necessity be the one closest to our minds. I had great pleasure in accepting the invitation of your Council to endeavour to sum up the Papers that have been read here during the last session on the Urban Committee's Report.

I should like, in the first place, to congratulate the authors of those Papers on the singular industry and ability that has been displayed by them, and the fearless way in which they have handled a very difficult subject, complicated as it is, to a certain extent, by party prejudice. They have left that absolutely on one side, and have approached the subject with the one desire that justice should be done as betwixt various individuals, leaving out all other interests, and they have, I think, succeeded in their object.

I can only suppose that I was asked to sum up the

subject because I am in comparative ignorance of a great deal that has been dealt with in the Papers, and so it was felt that I should approach it from an impartial point of view. I propose to take the Papers in the order in which they were delivered, and to try and sum up the opinions of the writers and that of the other speakers as indicated in the debate. When I first accepted the invitation I thought that was all I had to do, but Mr. Goddard, having induced me to undertake the task, told me he thought that might prove rather insipid, and that it would add more colour to my remarks if I imported a few of my own views into the subject.

The first Papers that were read dealt with the compulsory Acquisition of Land, and one of the authors, Mr. Andrew Young, has had unrivalled experience in that class of work. It is therefore with great diffidence that I shall venture to criticise one or two of the remarks which he made in the course of his Paper. Mr. Young very rightly said that the subject was divided into two divisions: (1) Land acquired by public bodies for public purposes, (2) Land acquired by public companies, or *quasi*-public companies, such as railway companies for the purpose of their undertakings; and he pointed out at the beginning of his Paper that land acquired under the second head was acquired primarily for the purpose of making a profit for the shareholders of the company. Mr. Young said that he dealt mainly with the first head—land acquired by public bodies for public purposes; but he stated—and I do not think there was any general disagreement with his view through the discussion—that land might be acquired under both heads, and compensation paid under both heads on the same basis.

Now, I venture to say that this is, perhaps, a debatable matter. Personally, of course, I do not pretend to have anything like the wide experience that Mr. Young and many of the Members have on this matter, but I can quite conceive that a different basis of compensation might be fair when land was taken by a public body for purely public purposes compared with what would be right when land was taken by a *quasi*-public company for the benefit, primarily, of the profit of its shareholders. But that is a controversial point on the fringe of the main discussion, and although I throw out the suggestion for others to consider who may make any recommendations or criticisms on the Report of the Urban Land Committee, I shall confine my few remarks to the first head—land acquired by a public authority for public purposes.

Now, Mr. Young, on page 104 of the *Transactions*, in the course of his Paper, divided the subject (and I think divided it fairly and conveniently) into three main heads: (1) The method of obtaining specific powers; (2) The basis of compensation incidental thereto; (3) The tribunal for assessing compensation. Mr. Howard Martin, in the ablest speech on any subject, for its length, that it has ever been my pleasure to read, said that there were two points of view from which the compulsory acquisition of land was regarded. One side thought that private ownership was to the advantage of the community, and should not be interfered with without the fullest possible compensation being given to the owner of the land, and that even then it should only be done when it was proved up to the hilt that it was necessary to take such land. The other school of thought held that the ownership of land should be in the community, and they advocated that

where additional powers were given to take land they should be of such a nature that it would go to some extent toward the nationalisation of the land by enabling public bodies to take land from private owners on easy terms.

Mr. Martin also voiced the general opinion of the Meeting when he stated that powers under any amendment of the Lands Clauses Act ought only to be given to take land for some definite purpose, and should not be granted with any ulterior purpose towards any scheme of nationalisation. The Land Committee's first main recommendation, that public bodies should be enabled, by resolution only, to acquire land for certain definite and specific purposes, received a considerable amount of support from the Members; but Mr. Martin, in his speech, pointed out that such a power ought to be carefully safeguarded. Everyone had full trust in the local authorities, but any elective body at times might be carried away on a wave of sudden enthusiasm to acquire a great deal of land beyond their present requirements, and so do an injustice to individuals. Mr. Young and Mr. Martin and other speakers, however, agreed that, within certain limits, for objects within the scope of their authority, the local authority should be empowered to take the land simply by resolution, and, on that particular recommendation of the Committee, I think that as long as the power is strictly limited, the whole consensus of the Meeting was in favour of its being conferred. With regard to complicated schemes, it was generally held that it would still be necessary to go to Parliament, but a really valuable suggestion was made that Bills when they came before Parliament should be referred to a Joint Committee of the two Houses. As you of course

know, a Bill at present has to be brought through a Committee of the House of Commons and then one of the House of Lords, with the result that heavy costs are incurred. The suggestion that there should be only one hearing before a Joint Committee would at once save nearly half the costs. Another valuable suggestion was made, and generally agreed to, that Private Bills, if not passed in one session, should be carried over from session to session and so not be lost, and expense would therefore be saved in that direction also.

There was a general agreement, too, on another important point, viz., that promoters should be entitled to take, in cases where it was just, a part of the property instead of, as in many cases at present, the whole. One of the speakers from Scotland pointed out, in the course of the debates, an extraordinary case where great injustice was done by the promoter being obliged to take the whole of the property, and it was generally agreed by everybody present that that should not be so in future.

I think Mr. Young established to your general satisfaction his first conclusion that "The Land Enquiry Committee have established their case, that the present method by means of which promoters now obtain compulsory powers are notoriously cumbersome and proverbially expensive"; and also his *dicta* that "Although I am not in complete agreement with them as to the remedies they suggest, I think responsible public authorities might be vested with general powers allowing them, by resolution only, to acquire compulsorily such property as is required by them for the proper discharge of existing statutory duties."

The next point with which Mr. Young dealt—the principle on which compensation should be assessed—

was one upon which there was necessarily a great deal of divergence of opinion. The Urban Committee recommended that the value to be paid to the owner was that defined by Section 25 (3) of the Finance Act, namely, the value as between a willing seller and a willing buyer of property in its then condition, with all the burdens and charges that are incident to it. Mr. Young advocated rather a different value. He concluded, and I think rightly, that the value that the Committee was recommending was the construction of "total value" on the Crown's contention before the cases of *Clay and Others* and *Buchanan* were decided in the Court of Appeal. Mr. Young advocated the construction of those words used in the Court of Appeal, and Mr. Martin advocated the old principle that the value to be assessed should be the value of the property to the owner. Mr. Young very carefully guarded himself in his explanation of what he considered was the result of the Court of Appeal's decision, and I am not sure that there was any very real difference between his opinion and that of Mr. Martin. But the whole of the Meeting, as I read the discussion, thought it would be fair to the owners to take either Mr. Young's or Mr. Martin's view of the way in which compensation was to be assessed. The advantage of Mr. Martin's view seems to be that while there may be considerable doubt as to what the Plymouth decision really is, there can be very little doubt now as to what value to the owner means, because it has been a subject of many decisions in the Courts.

I am not sure that the view put forward in the Plymouth decision by the Master of the Rolls would not be more adverse to promoters than the view put forward by Mr. Martin in advocating the old

standard, because in the Plymouth decision the Master of the Rolls' words very nearly came to "value to the "promoters," and I do not think it would be fair to give the owner the enhanced value due to the exertions of the promoters. That has always been the view of the Courts, and, as Mr. Martin strongly pointed out in the course of the discussion, the value to the owner was introduced, in the first place, as a protection to promoters, because if it had not been for that they would have had to give an enhanced value added to the land by their own scheme. It seemed to me that the Meeting concurred that when land was taken compulsorily from the owner he ought to be paid the value of it to himself.

There was a suggestion in the Urban Committee Report that if the rest of an owner's land was deteriorated he should not receive any compensation for that cause, and on the other hand he should not be paid for betterment. But, as Mr. Martin pointed out, and I think unanswerably pointed out, in the course of his speech, if an owner were not paid for deterioration when his land was taken, he was in effect fined something for the benefit of the community, and besides losing his land he would pay proportionately more for an improvement than other ratepayers in the district.

The Urban Committee Report really seems to have gone astray on that matter—perhaps from not quite understanding the point. They suggested that betterment should not be paid on the one hand, and that compensation should not be paid because of deterioration of the surrounding property on the other hand. But surely that leads to an extraordinary result. In one case a man might lose £50,000 and he would not get a penny for it, and in the other case he might receive £50,000

and be actually benefited by the scheme. Surely the fair way of dealing between owners of property is that if property is seriously depreciated, or depreciated to any appreciable extent by taking away a certain part for public purposes, the owner should be paid the full value to himself for the depreciation; and on the other hand, if, through the improvement scheme, there were any real betterment to his property which could be proved—not a mere hypothetical benefit—he should contribute something towards it. Mr. Martin's remarks upon that particular point met with the general approval of all speakers.

On the question of 10 per cent. there is another wide difference of opinion between the speakers and the Urban Committee. The Urban Committee suggested that the 10 per cent. should not be paid, and stated that it was paid originally to compensate the owner because of the difficulty of reinvestments; but it was pointed out that there were other small items which were correctly included in that 10 per cent., and that the custom by which it was allowed saved giving evidence on interminable details, and that it was an advantage to both the buyer and seller that there should be some fixed sum of that kind instead of the interminable haggling there might otherwise be over small details. I would suggest that there might be a middle course. If an expert arbitrator were hearing the case it would be quite possible to eliminate all small details from the hearing, leaving the amount to be allowed over and above the actual sum for loss on such items to be determined by the arbitrator.

Then there is the third point dealing with the tribunal for assessing compensation. The Urban Committee suggest, first, the district valuer, and, secondly,

a judicial land tribunal. The question of going before the district valuer was condemned, and I think rightly so. It was pointed out that he was bound by valuations he had already made under the Finance Act, and there is the further fact that the district valuer's time will be fully occupied in future in valuing for death duties, &c. It would be putting an additional burden on his back which he could not bear if these questions were referred to him, and it was not fair to put that extra burden on him. Besides that it would be putting an enormous extra cost on the promoters of any public enterprise, because expert witnesses and others in regard to the value of the property would have to be called before him, and in the event of disagreement they would also have to be called before the tribunal, and double costs would be incurred and also waste of time. That proposal was absolutely opposed by everybody in the discussion, as also the suggestion to refer the matter to a land tribunal of which no one knew the constitution. Mr. Young and Mr. Martin both suggested various other methods. It was agreed that the present method of referring the matter to a jury who knew nothing about values was a farce; and having two arbitrators and an umpire was without advantage, because, as a rule, the arbitrator for each party was generally the advocate for the party he represented, and it was really left to the umpire.

The two suggestions made, both of which are highly practical, were that there should be a tribunal of two valuers and a barrister, or that it should be left to a single arbitrator. But why have a tribunal of three? What is to be decided is value and nothing but value, in nine cases out of ten. If there is a point

of law, go to the Law Courts and let a judge decide what is the law. I suggest to you the real solution is this—under the Finance Act you have a panel of referees who have been chosen by an impartial tribunal, as men who are absolutely reliable on the questions of value. Why should not all these cases be referred to one or other of those referees to determine, in default of the two parties agreeing on an arbitrator? Of course, if the two parties agree by all means let them choose the man who is to determine their differences. But when you have a panel of referees who have succeeded admirably in most difficult work which they have had to undertake, I can see no reason at all why their powers should not be slightly extended, and why these matters should not be referred to them, especially when we hear that they are not overworked at the present time. I think really that that probably is a true solution of this matter, and that it might very well be left to them.

In summing up the conclusions arrived at by the Meeting in regard to the acquisition of land, I have dealt with the first—which Mr. Young thought established their case as to the means of acquiring land—and I think that the Meeting disagreed with Mr. Young's view that the value in the market between a willing vendor and a willing purchaser should be the basis, and that Mr. Martin's view was approved—that value to the owner should be the basis of compensation. I think every one agreed that the case had been established, as Mr. Young put it, that there should be an alteration in the tribunal for determining the price where property is compulsorily taken. So on the substantial points there was real, genuine agreement between the great majority here and the Land Enquiry Committee, and perhaps in

this time of political truce your President might be able to induce some one in authority to introduce a Bill embodying the general principles approved in the discussion here, and so simplify the procedure for promoters.

The next Papers that were read, by Mr. Head and Mr. Bury, dealt with the difficult and complicated subject of Tenure. They passed very lightly over freehold and copyhold tenures. It was pointed out, and, I think, agreed with generally, that copyhold tenure had had its day; copyholds were gradually getting less, and no one would be very sorry if they came to an end altogether. But the real question on which there was a serious controversy was in regard to leaseholds. It was contended on the one side—I am only putting the broad issue now—that the present system leads to very serious hardships on a number of lessees, and that a case had been made out for drastically amending the leasehold system. On the other hand, it was said that the advantages of the leasehold system had been proved through a long series of years by the development of urban districts, and that no really serious grievances existed beyond those which must always exist when unreasonable parties to the two sides of a bargain are found.

Those were the two main contentions, and at the risk of being considered extremely elementary, may I ask you for one moment to consider what the leasehold system is? The leasehold system is based on contract. It simply means that a man called the lessor gives to the lessee for a term of years something that belongs to him, in consideration of the lessee making him a payment; it may be a lump sum, it may be partly a lump sum and partly an annual payment; as a rule it

is an annual payment. It is made in consideration of the lessor granting to the lessee defined rights for the term of the lease. The agreement between the two parties is put into a written instrument. That is a very general statement of what a lease is, not aiming at the accuracy of a legal definition. Now, if you interfere with the contract which has been agreed upon between the two individuals, in ninety-nine cases out of a hundred you must benefit the one or the other. I assume that they have both entered into their contract as sane people, realising the obligations they have entered into, and unless an overwhelming case can be made out on the grounds of public utility, I submit that a contract entered into between two people of full age and having all their reasoning faculties should not be interfered with. The due observance of contract is at the very root of the whole of the commercial transactions of this country, and if we once interfere with the idea that people have always had that the stipulations which one man enters into with another are sacred and will be enforced by law, we are getting on to very dangerous ground. Unless therefore a very strong case is made out against the leasehold system, I submit most respectfully to you that it would be a great mistake to interfere with the contracts that are entered into between lessors and lessees. Now, Mr. Head dealt with this subject, and he gave the main heads of objection that have been urged against the leasehold system. They are summarised very ably by him on pages 204 and 205 of his Paper (*i.e.*)—

- “(a) The absence of any fixity of tenure, and the
“possibility that if the tenant succeeds in
“obtaining a renewal the rent may be raised
“in consequence of improvements made at his

- “own expense, and of the goodwill he has
“created.
- “(b) The right of the lessor at the end of the lease
“to appropriate the benefit of buildings erected
“by the lessee.
- “(c) The right of the lessor to control structural
“alterations and to extort heavy fines for his
“consent.
- “(d) The right of the lessor to veto assignments or
“underlettings.
- “(e) The right of the lessor to claim for dilapida-
“tions, particularly when the property is to be
“demolished.
- “(f) The fact that in addition to the particular
“injuries inflicted by the arbitrary exercise of
“the lessor’s powers above referred to, the
“general effect of their existence is to depress
“the energies of the tenant and to sterilise his
“enterprise ; and that the system leads to
“deplorable structural deterioration towards
“the end of the term.”

Now, Mr. Head has drawn up these heads with great care, and in fact they represent the arguments used against the leasehold system by the Urban Committee, with which Mr. Head here finds himself to a certain extent in sympathy. I think that in dealing with these arguments we have to bear one legal principle in mind—I must ask your pardon for referring to a legal principle—it is that, when you are dealing with a contract and the rights of one party or the other to break it, you have to bear in mind that there are certain things which go to the very root of the con-

tract; if they are interfered with, then the party who suffers has a right to break it. There are other minor matters relating to contracts which, when broken, may be satisfied either by damages or otherwise, but at any rate would not justify either party in breaking a contract altogether. Cases of this kind are perhaps most usual when there has been a sale by instalments, on the failure to deliver an instalment to date, or to deliver one particular instalment, and the question arises whether the contract was abrogated in consequence, or whether the breach could be remedied by damages, or whether it ought to be forgiven altogether.

I think we ought to bear that in mind in considering these points. Some go to the very root of the contract, others simply touch the surface and do not really affect the full contractual relations between lessor and lessee. Now, in regard to the first—I must go through them very quickly—the right of the lessee to assignments, that is not of much moment at the present time, because under the Conveyancing Act of 1892 a landlord cannot take a fine for granting a right to assign, and practically every well drawn lease now provides that the lessee has a right to assign, provided he does so to some substantial person. But one of the points which the Committee raised was whether lessees are still to be liable under the obligations contained in the lease. It seems to me they clearly ought to be; they chose the person to whom they assign, and surely as between themselves and the lessor they ought to guarantee that person's solvency.

Then, on the claim for dilapidations, how does a claim for dilapidations arise? It seems to be thought a hardship, but there is a covenant in the lease to repair, and if the covenant is properly carried out according to the stipulations in the lease, no claim for

dilapidations arises. A claim for dilapidations arises, I assume—of course, I am speaking in the presence of people who know very much more about this matter than I do—because there has been a breach of covenant, and why, when a person originally commits a breach of covenant in not repairing the property, the landlord should be precluded from enforcing his claim for dilapidations at the end of the term, absolutely passes my comprehension, and I do not see how it can be logically argued. I think that the opinion in the discussion here was that it certainly could not be.

Then there is the other point of structural deterioration. Well, as the lease runs on, the landlord can enforce his right that the place is kept in good order, and it was pointed out, not in the Papers here, but in a Paper that was read by Mr. Savill at the Auctioneers' Institute, which I have had the pleasure of reading, that there was less likelihood of there being structural deterioration in leasehold property than in freehold property; that many of the instances that the Urban Committee gave were those of freehold property, and, taking it altogether, the towns where they said there was the greatest amount of deterioration were towns which were held under the freehold system.

Then there are the other smaller items that are dealt with under these headings, which, I think, as time is getting on, I had better not go through to-night, but come to the main head, the absence of fixity of tenure. Mr. Head dealt with that under two heads: one in regard to business premises, and the other as affecting private houses, and he admitted that the case for the business premises was very much stronger than the case for private houses, and, after drawing a picture of the man who had built up a business on the premises,

and was then asked to pay a higher rent or remove from them, he summed up his conclusions as follows:—

“Such a man as is referred to in the above quotation
“appears to me to have acquired an equitable and substantial right in the premises, a right not of legality
“nor one which was contemplated when the lease was
“granted, but a right of necessity, a right which should
“be respected and is respected by many just-minded
“and fair-dealing landlords.”

And in dealing just before with the minor breaches of contract to which I have referred, and which are advocated he said: “I submit that the original intentions
“of the contracting parties might well be a test of the
“rightness or wrongness of the action of either of those
“parties, or of their representatives, and that any claim
“of either party which does not meet that test should
“be subjected to the severest scrutiny.” Now, I only want to offer this criticism. Mr. Head in advocating security of tenure in the one case says that the extension of the lease was not contemplated by either party when it was granted; in advocating the case for some of the minor breaches of contract, he says, “I submit that the
“original intentions of the contracting parties might
“well be the test.” Now, I do not know which of these two rules is to be observed in dealing with leasehold property, but I submit that anyone who advocates changes should be consistent and should stand on the one or the other. Is he to stand on the equitable interest that was not contemplated when the contract was made, or is he to stand upon what he says in the other case was the proper test, *i.e.*, the original intentions of the contracting parties? When you are attacking a great system that has stood the test for many years, on which land has been let all through

the country, I think it is advisable at any rate to make quite sure of the ground on which you are attacking it. Is it on the ground of equity or is it on the ground that the written instrument does not contain the true intentions of the parties? I make this submission to you here as being those who have to guide the sentiments of people, who have finally to determine this question, that the only true rule that it is possible to consider is this—that when two people reduce their bargain to writing, you must take that written statement, see what it says, and hold them to their bargain. If you once go beyond that, and talk about equities and intention, you get into inexplicable difficulties, and when you modify the instrument you are injuring one man for the benefit of the other. The bargain is a bargain, and it ought to stand when the parties have agreed to it.

Now, if you do give fixity of tenure, what is to be the result? The Urban Committee advocate that the tenant and the landlord shall go before a judicial tribunal to determine what the former has to pay if he is to continue to occupy the premises. Is the tenant to make an offer? Is he to make an offer three years before the end of the lease, and is he to be bound by that offer? Is he to be compelled to take the premises for a further term, or is he to wait to see what the judicial tribunal determine, and then say whether he will accept it or not? I submit to you that if one party is to be bound and has to continue the bargain, the other party ought equally to be bound. If not, it will simply be in every case playing the game of heads I win and tails you lose. Of course, in every case the tenant will go before the judicial authority and risk a small amount of costs on the chance of getting a lease on exceptionally favourable terms.

Reversions have been bought and mortgaged, obligations have been entered into, millions of money have been invested on the security of the present system; I submit to you that an unanswerable case ought to be made out before you interfere with one of its essentials. Mr. Head and those who agreed with him advocated some form of security of tenure, even in regard to existing leases. Mr. Wells who led the opposition, and the gentlemen who agreed with him, thought no case had been made out by the Urban Committee, and it is impossible to say what the general opinion of this Institution was, as no vote was taken upon it; but I submit to you whatever implied terms future legislation may introduce into future contracts between lessor and lessee, this Institution in any recommendation it may make ought to stand on and insist on the sanctity of contracts that have already been entered into.

I am afraid I have been rather a long time over the first two heads, and I shall have to deal with the others very quickly. The third subject that was dealt with was that of rating, and I should have liked to have said something as to the incidence of rates, and as to certain local rates that are levied which really represent Imperial charges. The Urban Committee agreed, and I think it was generally admitted here that the recommendation that further grants should be made from Imperial funds for certain charges, such as education, main roads, and so on, was a good one. It was recognised that certain charges that are now on the rates are charges for Imperial purposes, and that they ought to be borne by the Imperial Exchequer, and that the rates ought to be helped by the Imperial Exchequer to the extent of those charges. But after all, that was a subsidiary matter, the real controversy being on the ques-

tion whether a certain proportion of the rates ought to be levied on the site, or if the whole ought to be levied as they are at present. Of course we all know how they are levied at the present time; they are levied on the full annual value of the land and the buildings. The advocates of a site value rate contend that as regards future rating, a certain proportion ought to be levied on the site, and a certain amount as it is at present. Now, Mr. Ryde made a very pertinent remark in regard to site value rating. He said that the present system involved a man paying according to his ability to pay, and that it was generally conceded that if the new system were introduced a man would not pay according to his ability. He said further, those who advocated the change in the system admitted that their object was not merely to raise revenue, but was for the purpose of stimulating the distribution of land. Now, if that was the only object, I think that there would not be very much doubt as to what the opinion here would be, for I take it that it is a sound principle, both of rating and of taxation, that when money is raised by either a rate or a tax, the object of the rate or tax ought to be simply to raise the money that is required, and not to carry out some ulterior motive.

But that hardly concludes the whole matter. Mr. Dixon said that the Urban Committee held the view that the present system discouraged improvement, and that it put a premium on the misuse of land. Mr. Dixon showed, as practically did all the other speakers, that they did not agree with the conclusion of the Urban Committee. It was pointed out with a great deal of force that although an improvement was rated when it was carried out, a man if he thought he could put his land to better use, and make it pay when he had done so, was

not going to be deterred because he knew he was to pay a certain amount of the profits away in rates. It was also pointed out that if you suddenly transferred a portion of the tax on to the site you would be causing such an upheaval of present values, with a loss on the one hand and a gain on the other, that you would injure the feeling of security which is necessary if you are to encourage investment in land, which after all is the staple investment of the country. Also, that no scheme had yet been devised which provided for any equitable site value rating of railways and other kindred undertakings, and until that was done it was practically impossible with justice to introduce a site value rate in many localities.

But after all I do not want to say much on this subject. The Urban Committee make their suggestion, and that is that in the future a proportion of the rates shall be placed upon the site, and they give a definition of site value. Their definition is this: "The expression "site value means the value of the bare land, apart from "buildings and other improvements added to it." That is not the definition of site value in the Finance Act, it is quite a new definition that was evolved by the Urban Committee, and I want to point out that if that definition were adopted as it stands there is not the least doubt that there would never be a penny of site value levied on a great part of the eastern counties of England, for certainly under the definition that the Urban Committee advocate, sea-walls would come off—there is no doubt about that—and a great part of East Anglia would be under water, and so in no circumstances could you ever get a rate on site values there. How they would propose to raise the money, if the whole rate were based on site values,

when no site values would, in fact, exist, according to their own definition, I quite fail to see, and before their recommendation could be adopted they would have seriously to amend their own basis upon which they propose the site rate should be levied.

There only remains the subject of housing, and it is easy for me to deal with it quickly, because in the main now it is outside the range of practical politics.

It is admitted on all hands that housing is a serious and important subject. It is admitted that there is to some extent overcrowding, that overcrowding leads to crime, immorality, and disease, and that if possible it is necessary to find some remedy for it. But I was surprised to find that these Papers, which I have only read in the last few days, do not really refer to the serious difficulty that there is in dealing with this question now. It was comparatively simple when the Urban Committee made its Report; it was comparatively simple nine months ago. But this country is now involved in a thousand million pounds of expenditure, and I want to know, if we are to have a scheme of housing, where the money is to come from to pay for it. That is the practical—the real—question which we have to ask ourselves at the present time. Mr. Joseph in his Paper said that the cost of dwellings had not gone up; that was generally disagreed with by nearly everybody, and especially by Mr. Riley. But if the cost of dwellings had not gone up when the Urban Committee's Report was made, what is the position now? You have Belgium laid waste, the North of France laid waste, and Poland laid waste. In the next five years the houses and factories of those countries will have to be rebuilt, bricks will be wanted, wood will be wanted, labour will be wanted, and in the next ten years you are

bound to find that the price of housing will go up by leaps and bounds on that account alone.

It is admitted that in the urban districts finance is the really serious question. What are the alternatives that have been put forward? They are three: one is that housing shall be undertaken by the Imperial Exchequer, (2) by the local rates, and (3) by private enterprise. I submit that for any large sums we can put the Imperial Exchequer absolutely beyond consideration. Every penny that they can raise will be wanted for the repayment of debt and the prosecution of the necessary works which will be the consequence of the war. Mr. Lake pointed out with very great force that a great deal had been done in London and other districts by private enterprise, and I suggest that the only conclusion we can come to in the present circumstances, whatever it might have been before, is that in the urban districts, with perhaps some little help from the Exchequer or from rates, it will be necessary to look to local enterprise for any housing schemes that are carried out.

I was very much struck with the Paper on Rural Housing that was read, it was a very able Paper containing many valuable suggestions; in the country districts the problem of finance is not so difficult. Something might be done under a similar Act to the Irish Labourers' Dwellings Act, and something I think can be done by encouraging private enterprise. Private enterprise in the past has built our rural cottages and it has been done knowing that an economic rent would not be returned. I do not think it would take very much now to induce private owners to put up a certain number of houses if they were given small advantages, such as one which, through some facts

which came to my notice the other day, struck me as being possible. At the present time we know what a serious burden death duties are on country estates, and how many of those estates have been broken up in consequence; would it not be possible in the future, if the owner of agricultural property chooses to put up purely labourers' dwellings which it is acknowledged do not pay him an economic rent, to forego the death duties on the capital value of those dwellings? If that were done it would encourage an owner to improve his property to that extent and it would be a cheap way of providing houses for the workers in our rural districts. I suggest to you that the State would not be the loser in the long run.

I saw an instance a short time ago of the hardship incurred by owners at the present time. An owner in the last few years had spent some £5,000 or £6,000—and he was not a rich man either—on erecting cottages on his property; none of them was let at an economic rent, none was actually paying, but as a result of adding to the capital value of his property when the death duties came to be assessed, it brought the estate into another category, and his heir had to pay about a thousand pounds additional duty. If it could be arranged that cottages of that class should not be brought into the death duties or estate duty accounts, I suggest that it would be an encouragement, and would give an impetus in our rural districts towards the building of houses. That is of course only a small suggestion that I make here. I am sorry that I have not been able to deal more fully with this important question, but as I say I think now it is really rather, from the point of view of legislation, beyond the range of practical politics, and all that can be done is to encourage private enterprise.

Gentlemen, I have come to the conclusion now of what I have to say. I am afraid my remarks have been rather disjointed, but I thank you very much for having listened to me so patiently while I have tried to sum up a subject which you all understand very much better than I do.

Mr. HOWARD MARTIN (Past-President) said he felt it a considerable privilege to be allowed to propose a vote of thanks to Mr. Allen for his very valuable summing up of their previous discussions on the Urban Committee's Land Report. The Institution owed a great deal in the past to members of Mr. Allen's profession for their assistance in the proceedings at their sessional meetings, and that particular contribution to them was no less valuable than any which had preceded it. He observed that in other places the surveyor was very imprudent if he ventured upon discussing law with a lawyer who happened to be cross-examining him, but they had found in that room on such occasions they as surveyors had gained a great deal from the discussion with lawyers of legal questions bearing on their profession, and he thought that evening was another instance in which they would gain that benefit.

It was impossible to find anything fresh to say on the subject of the summary, because every branch of the Land Committee's Report to which it referred had already been exhaustively discussed. But one thing among others with which they would all agree in the summary to which they had just listened was that the time had come when they should try to discuss those questions without party feeling or party prejudice. Everyone should approach the subject from the point of view on the one hand that every landowner and every

landlord was not necessarily a wicked oppressor who had filched from poorer people part of what he owned himself, and on the other hand that everyone who proposed an innovation or an alteration of the existing laws concerning real property was not necessarily a robber trying to deprive other people of their rights. They should endeavour to keep a fair and open mind and show a genuine desire to make such alterations in the existing laws and arrangements as would secure the permanent benefit of all the parties concerned in real property, having regard to the very considerable alterations in their circumstances which had arisen of late years, owing to the great increase in population and other causes.

He was sure they would all sympathise with and value the weighty words which Mr. Allen spoke as to the importance of contract. It was most important for the prosperity and stability of the country that people should be encouraged to save and to invest what they saved, and that they should be encouraged to improve the property in which they had invested their savings at their own expense instead of at the expense of others, or the expense of a public authority, and there was no way in which people could be encouraged to save, and persevere in thrift, except granting them absolute security for a proper return for what they had invested. There was no way in which they could be encouraged to spend money in improving what they had bought except by the same means—by securing a profitable return for the money invested in improvements, and so far as the sanctity of contract was tampered with and affected by legislation, so far would investment and the improvement of property be discouraged.

He was sure they would all appreciate Mr. Allen's

reductio ad absurdum of the rating of site values proposal. He had been coming gradually to the conclusion that the proposal had already died of its own weight.

As regards the housing problem, Mr. Allen said with truth that obviously the difficulty of the problem was surely one of finance. If there were a large class in the country—and he thought there was such a class—which did not earn wages enough to pay a rent that would enable a builder to put up dwellings, it was obvious that somebody must lose on the dwellings put up. Speculative builders, if they could help it, would not be the people who were going to lose over it. To him it seemed that there were only two methods by which the problem could be solved; one was for the local or Imperial authorities to take over the burden of providing dwellings for certain classes at their own expense. That seemed to him to be a terribly dangerous thing for the country because it would involve the public authorities in all the risks of a most hazardous form of building speculation, and the ratepayer or the taxpayers, as the case might be, would suffer in consequence. It would also involve in many cases the local or Imperial legislators being the landlords of their own constituents, and the political objections to that seemed to him to be too obvious to need enlarging upon.

Another alternative would be for the local or Imperial authorities to take a part of the burden upon themselves, to purchase land for the purpose, and to let it at less than the economic ground rent, and to lend money at less than the economic interest to builders who would cover the land and let the dwellings at less than the economic rent. Although that would involve loss it would be a fixed and definite loss, and not such a speculative loss as would be occasioned by the local

authorities themselves embarking on building operations. It would also secure the enormous advantage of encouraging instead of discouraging private enterprise. Such a scheme would be a difficult one to carry out, but it seemed to him that the possible solution of the problem lay more in that direction than in some of the others which had been suggested.

It would be ungrateful for him to sit down without saying a word of acknowledgment to Mr. Allen for his kind and flattering reference to the very small share he (the speaker) had had in the discussion. He wished he could deserve all that had been said, but he appreciated none the less the friendly partiality which had prompted it.

Mr. THEODORE G. CHAMBERS (Fellow) said he rose with great personal pleasure to second the motion. He had had the privilege of knowing Mr. William Allen for some five years, and the one thing which had struck him as being noteworthy was his imperturbability and his unvarying courtesy in all controversy. When duelling went out of fashion, it was often suggested by those who were in favour of that method of settling disputes that its desuetude would lead to an increase of bad manners in the community. That prediction had been entirely falsified, and he thought that it was not altogether undue to the high standard of conduct which had been introduced throughout the professional world. Those who had been present during any of the cases which Mr. Allen had conducted in connection with a recent Act, with which his name would always be associated, could not fail to be convinced that no little part of his success was due to his unvarying kindness of demeanour to those on the other side of the table.

It was an extremely happy thing, if he might say so, that the Council should have asked a barrister to sum up that series of debates. The close connection which existed to-day between the surveyor's profession and the Bar, and the election of notable legal men as Associates, must be placed to the credit of the founders of The Institution. He also thought that although it had been the subject of some criticism, the very large amount of legal reading which was required in preparation for membership of The Institution had been of the greatest possible benefit. The study of the law a hundred years ago was an essential part of the curriculum of every man of education, and one was sorry to say that of recent years that study had somewhat fallen into abeyance. When he spoke of a knowledge of the law he did not mean so much a knowledge of actual statutes or of case law, as a knowledge of those fundamental principles of law to which Mr. Allen had referred that evening.

By way of illustration he would like to consider two of those principles. The *rule of law*, which was an essential feature of our constitution, in one of its aspects, laid down the principle that an administrative body should not exercise judicial functions. This principle was one which he thought they should treasure and try to maintain. There had been a great tendency of recent years amongst those who were ever ready to take short cuts to diminish the power of the Courts of Law, and to transfer from the Courts of Law some of those judicial functions which should rightly remain with them alone. They had of recent years seen various bodies appointed by the State to whom had been given powers which, to a large extent, were contrary to the principle that administrative and judicial functions should always be kept separate.

Then, again, there was the question of contracts which had been referred to that evening. There they had to deal with one of the most deep-rooted principles of civilisation, namely, the absolute sanctity of contracts, whether such contracts were between the State and the citizen or between individual citizens. They had seen during recent years all over Europe a tendency to treat contracts lightly. They had had a very notable case within the last twelve months, where a contract for the protection of a particular State was broken by a great European Power, and the excuse that was given was that circumstances had altered since the contract was entered into. That was always the excuse that was given—that circumstances had altered, and therefore the contract need not be carried out. He thought they had to realise that at the bottom of many of the proposals which they had been considering during the past few months there was the suggestion that contracts should be forcibly modified for the benefit of one of the parties to the contract. Take the question of the alteration of the basis of rating as proposed by the advocates of the rating of site values. It was candidly admitted by those who supported it that it would have the effect of varying the amount of burden on individual properties in most extravagant proportions. Surely it must be admitted that, underlying the purchase of and dealing with property, there was the conception that the individual, under the shelter of the State, could rely upon the maintenance of the existing systems of rating and taxation, and any radical alteration was, in fact, a breach of the unwritten contract between the State and the individual. To-day it was their duty more than ever to fall back on first principles and to uphold them in times when, if he might be allowed to say so, the

centre of gravity of political power was inevitably moving in the direction of the multitude, who could not be expected to have had that education which brought to their minds the test of history in matters of that kind.

He thought, as Mr. Dixon had said, it was a duty of The Institution to influence public opinion on questions of that kind. If he might also venture to make a suggestion, he thought it would be a very excellent thing if some of their publications could reach a wider set of readers. The Papers and discussions on the subject under consideration, and especially the admirable summing up of Mr. Allen, if condensed into a small book would be a useful and valuable production for The Institution to send out to the world. It answered without bitterness of feeling, and without antagonism, many of the questions which had been raised, and met with solid argument suggestions of legislation which had been put forward by various bodies during the last few years. In concluding, he trusted that the vote of thanks to Mr. Allen would be received with the acclamation it deserved.

The PRESIDENT when putting the vote of thanks to the Meeting said he felt that Mr. Allen ought to be specially thanked for the very able summary he had given to the Members of The Institution of the Papers and Discussions of the Session. On behalf of the Council, whose head he happened to be, almost for the last time that evening, he cordially tendered an expression of thanks for the clear, able, and logical *résumé* to which they had all listened with such sincere pleasure.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. WILLIAM ALLEN, in acknowledgment, said it had given him great pleasure to attend that evening. Until the dinner before the Meeting he had hardly realised that until five years ago he scarcely knew any of the Members of the Council and now he knew them all. He had made many friends among surveyors during that period and he should always look back to it with pleasure, for the friends he had made among their profession he now counted amongst those he really liked. He was indebted to them for the cordial vote of thanks which they had passed.

The proceedings then concluded.



W. EDWARD WOOLLEY.

President 1913-14.

THE ANNUAL GENERAL MEETING,

Monday, 31st May, 1915.

HOWARD CHATFEILD CLARKE (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, 26th April, 1915, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following were elected a

COUNCIL FOR THE ENSUING YEAR.

President.

JOHN HENRY HANSON.

Vice-Presidents.

GEORGE FRANCIS STEWART	JOHN HUBERT OAKLEY
ARTHUR LYON RYDE	ANDREW YOUNG

Members of Council.

FREDERICK GEORGE CHINNOCK	EDMUND WALTER RUSHWORTH
SIR ROBERT JAMES THOMPSON	JOHN DAVID WALLIS
JOHN WILLMOT	DENDY WATNEY
JOSEPH HENRY SABIN	GEORGE CORDEROY
JOHN MCCLARE CLARK	ERNEST ALFRED RAWLENCE
JAMES INGLIS DAVIDSON	HERBERT MANSFIELD COBB
EDWIN SAVILL	EDWARD SAMUEL COX
	BERNARD MARR JOHNSON
	ERNEST HOLTHAM LEEDER

Professional Associates of Council.

STANLEY HICKS.

JOHN MAUGHAN.

Associates of Council.

THE RIGHT HONOURABLE LORD VISCOUNT ALVERSTONE,
G.C.M.G.

SIR JOHN WOLFE BARRY, K.C.B.

The Report of the Council on the affairs of The Institution, and the Statement of Receipts and Expenditure for the year 1914 were read.

IT WAS RESOLVED—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the *Transactions*."

IT WAS RESOLVED—"That the thanks of The Institution be given to Messrs. H. C. NEWMARCH and HERBERT T. SCOBLE for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

IT WAS RESOLVED—"That the thanks of The Institution are due and be given to the President, Vice-Presidents, and the other Members and Associates of the Council, for the able manner in which they have administered the affairs of The Institution."

IT WAS RESOLVED—"That the thanks of The Institution are due and be given to Mr. PERCIVALL CURREY (the Honorary Secretary), to Mr. ALEXANDER GODDARD (the Secretary), and the other Officers of The Institution, for the able manner in which they have executed their several duties."

THE CHAIRMAN presented the following Prizes won by Candidates in the Professional and Preliminary Examinations, 1915:—

THE "PRELIMINARY" PRIZE OF THE VALUE
OF £2 2s.

for the highest number of marks in the Preliminary Examination, 1915, to JAMES THOMAS PRICHARD, who obtained 413 marks out of 500.

THE "CONSTRUCTIVE AND WORKING
DRAWINGS" PRIZE OF THE VALUE OF £5 5s.

to CYRIL H. BUCKLEY and WILLIAM J. LAKER (bracketed), who obtained full marks in the subject of "Constructive and Working Drawings" in the Intermediate Examination, 1915.

THE "BEADEL" PRIZE OF THE VALUE OF £5

for the best work in the subject "Agriculture" in the Intermediate Examination, 1915, to BENAIAM C. ADKIN, who obtained 92 per cent. of the maximum marks in this subject.

"THE INSTITUTION" PRIZE OF THE VALUE
OF £15 15s.

to WILLIAM HILL, first of the Student Candidates in the Intermediate Examination, 1915, with a total of 765 out of 1,000 marks.

THE SPECIAL PRIZE OF THE VALUE
OF £10 10s.

to ALFRED MARTIN ALDOUS, second on the pass list of the Student Candidates in the Intermediate Examination, 1915, with a total of 753 out of 1,000 marks.

THE "PENFOLD" SILVER MEDAL

for the highest percentage of marks (over 75 % of the maximum) in the Students' and Non-Students' Divisions of the Intermediate Examination, 1915, to ALFRED GEORGE SYMES, who also won

THE "DRIVER" PRIZE OF THE VALUE OF £15

for the highest marks gained by a Non-Student Candidate in the Intermediate Examination, 1915. Mr. SYMES obtained 815 marks out of a possible 1,000.

THE "CRAWTER" PRIZE OF THE VALUE OF £10
for the best work in the subject "Principles and Practice
"of Valuation" in the Final Examination, 1915, to
FRANK H. CLARKE, who obtained 82 % of the maxi-
mum marks in the subject.

THE "PENFOLD" GOLD MEDAL

for the highest marks (over 75 % of the maximum)
in the Final Examination, 1915, to WALTER NORRIS
MOODY and GEORGE W. F. SEXTON, who both obtained
753 marks out of a maximum of 1,000; Mr. MOODY
also won

THE "GALSWORTHY" PRIZE OF THE VALUE OF £15.

awarded to the Candidate in the Final Examination,
who, having passed the previous Examination as a
Student, is found to have obtained the highest aggre-
gate of marks in the two Examinations combined.

THE "SCOTTISH COMMITTEE" PRIZE OF THE VALUE OF £10 10s.

for the best work in the Intermediate Examination in
Glasgow, 1915, to ROBERT IRWIN BARR, who obtained
772 marks out of 1,000 maximum

It was resolved—

“That the thanks of the Meeting be given to Messrs. J. H. MELLEFIELD, C. J. LAKE, C. S. BURKETT-SMITH, GEOFFREY L. VIGERS, and H. W. CUBITT, for their services as Scrutineers.”

A vote of thanks to Mr. CLARKE for his conduct in the chair during his year of office was carried unanimously, and the proceedings then terminated.

THE FORTY-SEVENTH
ANNUAL REPORT OF THE COUNCIL.

ANNUAL GENERAL MEETING,
31st May, 1915.

For the first time in the history of The Institution the Council have to report a reduction in the number of Members, the total in May, 1915, being 5,385 compared with 5,482 twelve months ago, due to a diminution of 107 in the number of Professional Associates, and 35 in the number of Students. Doubtless the war has had some effect in contributing to this result, but it was anticipated in the Council Report of last year, when it was pointed out that the exceptional increase in numbers which had taken place during the previous two years was caused by the desire of intending Professional Associates to enter prior to the closing of the doors to those who had not passed the Final as well as the Intermediate Examination. The supply has now been shut off, and will not again become normal until a considerable accumulation of men who have passed the Intermediate exists, from

which the Final Examination and the Balloting List may be recruited.

In order to enable candidates, who have passed the Intermediate Examination but under the new rule cannot yet come up for election as Professional Associates, to retain a connection with The Institution, a Class of Probationers, in which they are eligible for enrolment, has been established by the Council. Probationers, who now number 49, are allowed the use of The Institution buildings, Library, Loan Library, and Museums, and receive The Institution Notices and *Transactions*.

The following tables give the statistics of Membership:—

TABLE A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	Total.
May, 1913	24	1963	2633	61	354	65	5100
May, 1914	24	2000	2967	57	363	71	5482
May, 1915	24	2048	2860	53	328	72	5385
	—	+48*	-107†	-4	-35	+1	-97

* New Fellows ...	...	120	† New Professional Associates...	19
Resigned or died	...	72	Transferred, resigned, or died	126
Balance	...	<u>48</u>	Balance	... <u>-107</u>

TABLE B.

	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
		Professional.	Ordinary.		
May, 1869 ...	162		38	2	202
" 1870 ...	180		59	2	241
" 1871 ...	190		65	2	259
" 1872 ...	205		67	4	276
" 1873 ...	225		74	5	304
" 1874 ...	247		89	6	332
" 1875 ...	275		101	11	387
" 1876 ...	300		119	8	427
" 1877 ...	310		133	11	454
" 1878 ...	312		134	8	454
" 1879 ...	330		146	10	486
" 1880 ...	342		155	10	507
" *1881 ...	357		164	14	535
" 1882 ...	480		235	7	722
" 1883 ...	557	218	74	38	887
" 1884 ...	666	307	80	58	1121
" 1885 ...	703	317	86	86	1192
" 1886 ...	716	316	84	80	1196
" 1887 ...	741	339	89	108	1277
" 1888 ...	798	333	90	102	1323
" 1889 ...	910	334	89	110	1443
" 1890 ...	1095	310	89	123	1617
" 1891 ...	1374	336	96	140	1946
" 1892 ...	1646	342	97	172	2268
" 1893 ..	1629	353	93	181	2269
" 1894 ...	1626	381	84	204	2309
" 1895 ...	1629	430	83	210	2352
" 1896 ...	1802	465	86	220	2573
" 1897 ..	1808	540	84	252	2684
" 1898 ...	1835	615	85	272	2807
" 1899 ...	1887	686	84	308	2965
" 1900 ..	1883	757	88	336	3064
" 1901 ...	1883	834	89	364	3170
" 1902 ...	1891	906	86	392	3275
" 1903 ...	1897	1025	86	396	3404
" 1904 ...	1886	1140	80	409	3515
" 1905 ...	1893	1312	80	384	3669
" 1906 ..	1878	1502	74	361	3815
" 1907 ...	1832	1638	74	345	3889
" 1908 ...	1819	1786	77	350	4032
" 1909 ...	1821	1876	76	385	4158
" 1910 ...	1862	1970	75	365	4272
" 1911 ...	1904	2105	73	338	4420
" 1912 ...	1937	2271	62	355	4625
" 1913 ..	1963	2633	61	354	5011
" 1914 ...	2000	2967	57	363	5387
" 1915 ...	2048	2860	53	328	5289

Honorary Members ... 24

Colonial Fellows ... 72

1915 Grand Total... 5385

* Since August, 1881, "Members" have been designated "Fellows," and, in 1883, "Associates" were divided into "Ordinary" and "Professional" Associates.

It is with the deepest regret that the Council have to refer to the great loss which The Institution has suffered in the death of their late President, W. Edward Woolley. A year ago he gave up the reins of office after a year of strenuous work, during which he had upheld the best traditions of his office in a manner which reflected the highest credit upon himself, and which had secured the respect of all with whom he had had to deal. In October he died suddenly after a heart attack, leaving behind him a reputation for uprightness, ability, and kindness, which will entitle his name to a worthy place among the distinguished men who preceded him.

While a number of deaths have occurred among old Members of The Institution, whom the Council would have wished to mention by name in recording their feelings of sincere regret, had conditions of space permitted, they feel called upon to refer specially to Mr. R. F. Sturge, Bristol (1868); Mr. Charles Grey Grey, Dublin (1875); Mr. Charles Watts, Kingston-on-Thames (1876); Mr. Robert Keirle, London (1880); Professor H. Robinson, London (1881), for many years an examiner of The Institution; Mr. R. E. Couchman, Birmingham (1883); Mr. W. A. Mason, Birmingham (1884); Mr. Charles Hawkins, Norfolk (1888); Mr. H. Snelling, London (1888); Mr. G. J. M. Burnett, Herts (1889); and Mr. W. E. Lucas, Kent (1889).

Later in this Report, in dealing with The Institution and the European War, the Council give a Roll of Honour, showing the names of those Members who have already made the greater sacrifice and given their lives in the national cause.

Members will wish to join with the Council in congratulating Sir John Eldon Bankes, whose connection

with The Institution dates back to his election as an Associate in 1880, on the further distinction which has been rightly conferred upon him by his selection for promotion to the Court of Appeal.

FINANCE.

The receipts for the year 1914 reflect the reduction in the Membership, to which reference has already been made; and a similar result is noticeable in connection with the Entrance Fees received on Capital Account, the amount under this head being £170 in respect of 54 elected candidates in 1914, compared with £1,560 for 495 in the previous year. There is also a heavy and natural decrease in the receipts on the Examination Account, due to so many of those who would in normal times have presented themselves as candidates having joined the national forces. The total received under this head was £2,051, compared with £4,034 in 1913.

A sum of £1,797 has been transferred from the Examination Account to the Scholarship Account in accordance with the arrangement described in previous Reports, and has been invested in Queensland 4 per cent. Inscribed Stock. It will be noticed that the Scholarship Account shows a surplus of £29, as against a deficit of £91 in 1913. This is attributable to the fact that the allowances of several scholars, who are serving with the Army, are being held over until they return.

The values of the various investments for the purpose of the Balance Sheet were fixed, by the advice of the Auditors, at the prices officially marked at the end of the year and supplied by The Institution Brokers.

The object for which the Examination Suspense Account was opened having ceased with the rearrangements necessitated by the requirement that the two examinations should be passed prior to election, that Account has now been closed on the recommendation of the Auditors.

In connection with the war the Council voted 500 guineas to the Prince of Wales' National Relief Fund, and £50 to the Funds of the Professional Classes War Relief Council.

The following table gives a *précis* of the accounts for the year 1914, but details will be found on pp. 570-579.

TABLE C.

RECEIPTS.				PAYMENTS.			
	£	s.	d.		£	s.	d.
Revenue Balance—				Total Payments out of Re-			
1st January, 1914 . . .	1,412	4	5	venue (Current Expenses)	12,062	3	7
Total Receipts on Revenue	13,188	18	8	Purchase of £1,813 3s. 0d.			
Examinations Account . . .	95	16	5	Queensland Government			
Capital Account	537	12	0	4% Inscribed Stock			
				(Scholarship Account) .	1,797	11	7
				Examinations Suspense Ac-			
				count	187	19	0
				Petty Cash in hands of			
				Secretary	50	0	0
				Cash on Current Account at			
				Bankers	1,050	8	1
				Furniture	86	9	3
<u>£15,234 11 6</u>				<u>£15,234 11 6</u>			

THE EXAMINATIONS.

Certain changes have been adopted in the syllabus of existing subjects and certain new subjects introduced,

the changes to come into operation for the 1916 Examinations. For example, Euclid has been dropped as a definite subject from the Preliminary Examination, and included under the more comprehensive heading Geometry; and the syllabus of Forestry and that of Land Drainage have each been brought up to date. The additional subjects are "The Principles of Valuation and Use of Valuation "Tables," which will now appear in Sub-Divisions I. and III. of the Final Examination; and "Heating "and Ventilation," which will be taken by candidates in Sub-Division III. of the Intermediate Examination. Room has been made for these by including Agricultural Chemistry in the Intermediate Examination of Sub-Division I. only, and by omitting the afternoon paper in the non-typical Constructive and Working Drawings or Quantities, as the case might be, in the Intermediate and Final of Sub-Division III.

The question has naturally arisen whether the Council should not take some steps to meet the case, so far as possible, of candidates for The Institution Examinations who have joined the naval or military forces, and who have thereby been placed at a disadvantage through the interruption of their studies. The following concessions, which will remain in force long enough to enable candidates to obtain a year's training after the conclusion of their military service, have been made by the Council to meet these cases.

1. Candidates who in 1914 obtained within 5 per cent. of the pass marks, and might, therefore, reasonably have been expected to satisfy the examiners had they been able to sit in 1915; granted a pass.
2. Candidates who would have entered for the

Intermediate Examination but for being engaged in military service; allowed the option of a special single examination to cover both the Intermediate and Final, or an advantage of 5 per cent. on the usual pass marks if they prefer to take the Intermediate and Final.

3. Candidates who have sat for the Intermediate Examination and failed; allowed to come up for the special examination referred to in No. 2, or, if they prefer it, to come up again for the Intermediate, presenting only the subjects in which they failed.
4. Candidates who have passed the Intermediate Examination, but have not yet sat for the Final; allowed an advantage of 5 per cent. on the usual pass marks.
5. Candidates who have sat for but failed in the Final Examination; allowed on sitting again to present only the subjects in which they failed.
6. University candidates who have obtained a degree in a course approved by the Council as appertaining to one of the Sub-Divisions of The Institution Examinations; required to sit for the Final Examination only.

As was to be anticipated, the number of candidates presenting themselves for examination showed a great reduction, from 1095 in 1913 to 526 in the current year; the war, and the fact that the staff of the Valuation

Department seemed likely to be reduced rather than increased, being the main contributing causes. Twenty-seven candidates came up for re-examination in their Typical Subject, and of these, 5, all in Sub-Division II., again failed to satisfy the examiners.

The new Sub-Division for Mining Candidates, the establishment of which was referred to in the last Annual Report, attracted 11 candidates, 8 of whom sat in the Intermediate Division and 3 in the Direct Fellowship. These numbers were small, but it is to be supposed that as the advantages of the examination, and the fact that it has been approved by the Home Office for the purpose of granting certificates to surveyors under the Coal Mines Act, 1911, become known, a larger number of candidates will present themselves.

Table D gives the statistics of Examinations since they were instituted in 1881, showing the percentage of successful candidates. The Council regret to have to report the existence of a general concensus of opinion among the examiners that candidates during the last few years, and particularly at the recent Examination, have presented themselves without proper preparation. The standard of the Examination has not been altered, and the percentage of passes therefore, particularly in the case of Scottish candidates, bears out this opinion. It is possible that the excitement and unrest due to the war may this year have had a deleterious effect upon the studies of candidates, but this explanation could not apply to the Examinations of 1913 and 1914. The Council would strongly urge candidates to look upon the Examinations not merely as a step towards membership of The Institution, but also as an important part of the foundation upon which their future professional knowledge will be based. They are, therefore, worthy

of a careful course of study, and methods of "cramming" should be avoided.

TABLE D.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
1897	133	91	68·42	236	151	63·97
1898	127	95	74·80	265	169	63·77
1899	145	112	77·25	290	184	63·44
1900	131	102	77·86	325	193	59·38
1901	142	111	78·45	362	246	67·95
1902	165	133	80·06	369	241	65·30
1903	151	108	71·52	424	294	69·34
1904	152	108	71·05	480	370	77·08
1905	132	88	66·66	505	399	79·00
1906	190	106	55·78	535	349	65·23
1907	171	102	59·64	554	422	76·17
1908	160	106	66·25	468	351	75·00
1909	137	95	69·34	540	356	65·93
1910	130	95	73·08	623	437	70·14
1911	137	92	67·15	768	516	67·18
1912	121	78	64·46	1,102	738	68·76
1913	146	93	63·69	1,266	724	57·19
1914	145	100	68·96	1,095	670	61·19
1915	84	61	72·61	526	290	55·13
TOTALS	3,705	2,590	69·91	12,149	8,107	66·73

Table E shows the number of English candidates who sat in the different Sub-Divisions of the Professional

Examinations, the number who succeeded in passing, the number who were referred back in their typical subject, and the percentage of candidates who passed. Those candidates who merely came up for re-examination in their typical subject are not included.

TABLE E.

England and Wales.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Sub-Division IV. Mining.			Percentage of Candidates who Passed.
	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	
Intermediate Examination, Students	10	8	—	27	16	3	13	4	6	1	1	—	56·86
Intermediate Examination, Non-Students	27	17	2	125	51	2	50	27	10	7	4	1	47·36
Final Examination	9	8	—	89	63	10	31	23	5	—	—	—	72·86
Direct Fellowship Examination	—	—	—	10	9	—	4	3	—	3	1	2	76·47
Totals	46	33	2	251	139	15	98	57	21	11	6	3	57·88

Table F is similar to Table E, except that it deals with the Scottish candidates.

TABLE F.

Scotland.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Percentage of Candidates who Passed.
	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	
Intermediate Examination, Students	—	—	—	1	1	—	—	—	—	100
Intermediate Examination, Non-Students	4	2	—	22	2	11	13	5	4	23·07
Final Examination	4	—	—	18	3	8	10	7	1	31·25
Direct Fellowship Examination	—	—	—	1	—	1	2	1	—	33·3
Totals	8	2	—	42	6	20	25	13	5	28

The number of examinees sitting at Dublin was 6, of whom 4 entered for the Intermediate, and 2 for the Final Examination. Two of the Intermediate candidates failed to satisfy the Examiners.

SPECIAL DIPLOMA EXAMINATION.

Taking advantage of the new rule which provides for an examination to be held in any year in which not

less than 8 candidates have previously intimated their intention of sitting, 10 candidates offered themselves for the Sanitary Science Examination, of whom 3 proved successful and obtained the diploma. The test is a severe one, but the value of the diploma is becoming increasingly recognised.

A sufficient number of candidates did not enter to justify the holding of the Special Forestry Examination.

THE EXAMINERS.

The following changes have occurred in the list of examiners. Messrs. Percivall Currey and Graham Mould, having retired after services to The Institution which entitle them to the thanks of all Members, the Council have been fortunate in securing Messrs. E. C. P. Monson and A. B. Howes to fill their places, while Messrs. W. F. Langridge and Dawbarn Young, being absent on military and naval duties, Mr. George Langridge and Mr. A. B. Cliff have been good enough to take their subjects for the occasion.

The following is the list of those who acted as examiners for The Institution during the year, and the Council are glad of this opportunity of acknowledging to them the indebtedness of The Institution to them for their important services :—

MR. J. E. BIDWELL.	MR. DONALD CURRIE.
MR. THOMAS BINNIE.	MR. J. J. DONE.
MR. DAVID BOWEN.	MR. J. E. DROWER.
MR. G. T. BROWN.	MR. JAMES EDGAR.
MR. E. F. BUCKLEY.	MR. W. H. EVE.
MR. J. W. WILLIS BUND.	MR. WILLIAM FRASER.
MR. J. BURY.	MR. GORDON T. FREW.
MR. W. A. CHEEKE.	MR. JOHN GILCHRIST.
MR. H. COURTHOPE-MUNROE.	MR. W. VAUX GRAHAM.

LIST OF EXAMINERS—(*continued.*)

MR. J. GRIMWOOD.	MR. H. P. MONCKTON.
MR. M. L. GWYER.	MR. E. C. P. MONSON.
MR. F. H. A. HARDCASTLE.	MR. T. A. O'DONAHUE.
MR. T. W. A. HAYWARD.	MR. E. C. PINKS.
MR. EUSTACE HILLS.	MR. W. G. S. ROLLESTON.
MR. WILLIAM H. HOWATT.	MR. E. SAVILL.
MR. A. B. HOWES.	MR. W. T. SCRUBY.
MR. F. HUDLESTON.	MR. E. J. SILCOCK.
MR. JOHN HUME.	MR. S. A. SMITH.
MR. F. W. HUNT.	MR. S. L. THACKER.
MR. H. J. JOHNSON.	MR. GILBERT THOMSON.
MR. GEORGE LANGEIDGE.	MR. D. T. THRING.
PROFESSOR LILLY.	MR. A. VERNON.
MR. F. J. LLOYD.	MR. H. T. WALES.
MR. W. MCCrackEN.	MR. ALEXANDER WALKER.
MR. R. B. MANN.	MR. A. T. WALMISLEY.
MR. JAMES MATHER.	MR. C. WALSH, K.C.
MR. J. D. MATHEWS.	MR. DENDY WATNEY.
MR. P. T. MAW.	MR. J. WILSON.
MR. W. MENZIES.	MR. J. DAWBARN YOUNG.
MR. R. E. MIDDLETON.	MR. M. H. YOUNG.

SCHOLARSHIPS AT THE UNIVERSITIES.

The changes in the conditions governing The Institution Scholarships, which were foreshadowed in last year's Report, have now come into operation. The Scholarships are no longer allocated to certain Universities, but successful candidates are permitted to select the University at which they will hold their Scholarships. The Competitive Examination is kindly undertaken by the Oxford and Cambridge Joint Examination Board, and the choice of subjects has been extended so as not to exclude candidates who have been on the classical side of their schools. This examination is now held about the end of January in each year, in order to enable successful candidates to matriculate at their selected Universities prior to the commencement of the scholastic year.

For the Competitive Examination held in July, 1914, under the old conditions, 8 candidates presented themselves, of whom Mr. R. T. Parker was successful in obtaining that tenable at Cambridge, and is taking the Agricultural course; Mr. F. H. Bullock gained the Penfold Scholarship, and is taking the Engineering course at Bristol University; and Mr. R. M. Fry, who has since enlisted, qualified for a Scholarship of £50, which he proposes to hold at London University on returning to civil life.

Mr. R. H. Jerman, who was holding a Scholarship at Oxford, also enlisted, and, after doing good work as a motor dispatch rider and being wounded, has been given a commission in the Royal Welsh Fusiliers.

It is satisfactory to learn that Mr. W. E. Lloyd, another Institution Scholar, having taken a B.Sc. First-Class Degree at the University College, Bangor, has been selected to hold an Open Research Scholarship.

The Competitive Examination, which was first held under the new conditions in January last, was naturally affected by the war, only 5 candidates presenting themselves. Two of these, Mr. A. D. Merriman and Mr. W. B. Owens, reached the requisite standard, and have selected Manchester University and Trinity College, Dublin, respectively, at which to hold their scholarships. But neither of the successful candidates has as yet definitely decided whether to enter upon his scholarship at the usual time, or to ask the Council to allow it to be deferred, in case he enters military service, until his return to civil life.

THE PUBLICATIONS.

Mr. W. G. Fearnside, Sorby Professor in the Uni-

versity of Sheffield, was the recipient of the Gold Medal, awarded in respect of the Paper generally acknowledged to be of greatest value read during the Session 1913-14. His Paper, "On the part played by Water in Macadam "Road Construction," displayed a real capacity for research, and afforded food for thought for those interested in the problems of modern road construction, whether from the side of practice or theory.

The Session was opened, after the President's Address, by a very apposite Paper on "Our Wheat Supply" by Mr. Edwin Savill; but it has mainly been occupied in the discussion of the four chief headings under which the Land Enquiry Committee's Urban Report was divided. Mr. Andrew Young and Mr. L. O. Mathews prepared Papers on "The Acquisition of Land"; Mr. J. George Head and Mr. Joshua Bury on "Urban Land Tenure"; Mr. Isaac Dixon and Mr. E. H. N. Ryde on "Rating"; and Mr. C. S. Joseph and Mr. R. Strachan Gardiner on "Housing." The attendances naturally suffered from the effects of the war, but in each case a second day was required for the discussion which reached an exceptionally high level; and the result, which was summed up with particular ability by Mr. W. Allen, Barrister-at-Law, at the final Meeting of the Session, should afford a valuable contribution to the literature on this vexed subject.

At the Ordinary General Meetings, the President revived the custom of asking Members attending for the first time to come up for the purpose of being introduced to him, and so becoming known to their fellow-Members. An innovation was also made by having tea and refreshments prepared for Members, before as well as after the Meetings.

In the Junior Meetings, Mr. B. Gasson was successful

in obtaining the President's Prize for a well-considered Paper entitled "Some Elements of Specification Writing," which will be found on page 274, Vol. XX., *Professional Notes*. A useful Paper on "The Rural Problem" was also contributed by Mr. V. C. Fishwick.

THE LIBRARY.

The only work calling for special mention added to the Library during the year is a handsome copy of Johannes Kips' *Nouveau théâtre de la Grande Bretagne, ou description des palais du roy et des maisons des seigneurs du dit Royaume*, 4 vols. in 2, large folio, 1724-35. This very rare work, consisting of upwards of 300 fine views of palaces, mansions, parks and gardens in Great Britain, forms a worthy addition to The Institution's topographical collection.

The professional text-books and law books have, as usual, been kept up to date by the purchase of such new editions as have appeared during the year.

THE FORESTRY MUSEUM.

The alterations to the Museum having been completed last year, it was hoped that several exhibits of special interest might be installed during the period covered by this Report, but the war has naturally prejudiced their collection and delivery.

It is hoped, however, to include as far as practicable examples showing the uses to which the various timbers are put, and to illustrate the industries connected with the manufacture and commercial utilisation of native timber. A special feature is being made of rural wood industries, and the conversion of underwood and poles.

A further collection has been obtained of boards of native timbers, illustrating their growth and individual characteristics for the purpose of comparison and identification.

A complete exhibit of building timbers has been mounted, to which labels are attached giving the botanical or popular name of the tree, and the trade term for the timber. This should be of value to architects and building surveyors, and should throw a needful light on the confusing trade terms in general use. It should also appeal to land agents and foresters, as affording a comparison between the native and foreign timber obtained from the same species.

It is proposed to re-label nearly all the exhibits with permanent labels, giving more complete information than was formerly done.

THE PROVINCIAL COMMITTEES.

The Council have again to acknowledge their indebtedness to the Members of the Provincial Committees, and in particular to the respective Chairmen and Secretaries, for their assistance in carrying on the work of The Institution. Apart from the selection of candidates for examination and transfer, the war has necessarily lessened the calls made upon Local Committees. The attendance, however, of the Chairmen at the meetings of the Standing Committees in London, has proved of great value to the Council by enabling them to keep in close touch with local feeling in considering the matters with which they have had to deal. The Council trust that increasing advantage may be taken of the opportunities thus offered of conferring with the central organisation.

The names of the Chairmen and Secretaries of the Provincial Committees will be found in Table G.

TABLE G

Committee.	Chairman.	Hon. Secretary.	Number of Members.
Northumberland and Durham	William Townend	C. McGhie	111
Cumberland and Westmorland	F. B. Punchard	T. Brown, Jun.	49
Lancashire and Cheshire ...	F. W. Thompson	J. H. Hall	342
Yorkshire	R. E. Horsfall	H. Hanson	267
Salop and Hereford and Mid-Wales	W. F. Addie	A. M. Hickman	62
Nottingham, Lincoln, and North Derby	R. Smith Woolley	E. J. Turton	115
Monmouth and South Wales	F. H. G. Price	F. H. Osmond-Smith	170
Warwick, Worcester, Stafford, and South Derby	John Willmot	E. G. Bigwood	268
Leicester, Northampton, and Rutland	C. B. Fisher	M. T. Woolley	66
Cambridge, Huntingdon, Norfolk, and Suffolk	John Looker	L. G. Hawkins	141
Berks, Bucks, and Oxon ...	J. A. Rutherford	J. S. Rutherford	121
Beds, Essex, Herts, and Middlesex	A. Rumball	A. W. Merry	335
Devon and Cornwall ...	J. F. Bowden		120
Somer-set, Glo'ster, and North Wilts	J. J. Harle	R. H. King Price	160
Hants, Dorset, and South Wilts	Edward Waters	R. C. Barrow	220
Kent	Henry Dann	R. Cobb	205
Surrey	R. M. Chart	T. Brent	250
Sussex	O. N. Wyatt	H. G. B. Wyatt	125
North Wales	W. E. Jones	J. M. Porter	38
Irish Committee	Henry Franks	B. J. Newcombe	164
Scottish Committee	J. I. Davidson	W. H. Howatt	236

Speakers on the subjects—mentioned in Table H, on the following page—which have been discussed at Meetings of Provincial Committees, were provided by the arrangement with the Council described in previous reports.

In a number of cases the President and Secretary have attended Meetings, and the Council take this opportunity of again stating their readiness to do all in

their power, either by arranging for some of their number to be present, or by providing lecturers on professional subjects of local interest, to keep up the

TABLE H.

Provincial Committee.	Subject.
Somerset, Gloucester, and North Wilts	The Legal Effects of the War as it affects Landowners.
Somerset, Gloucester, and North Wilts	Geological Formations around Bristol.
Somerset, Gloucester, and North Wilts	Forestry.
Devon and Cornwall	The Wheat Supply.
Notts and Lincs... ..	The Wheat Supply.
Warwick, Worcester, Stafford, and South Derby	The Wheat Supply.

interest of these Meetings and to stimulate the corporate feeling among Members in the provinces.

The useful discussions on the Wheat Supply, which took place at Nottingham, Exeter, and Birmingham, were in each case opened by Mr. Edwin Savill, Member of Council, who has specially interested himself in this important subject.

THE STANDING COMMITTEES.

A list of these Committees, with the names of those serving upon them during the past session, will be found at the end of this Report.

The Sanitary Science Section, which is formed of the holders of the Institution Diploma in that subject, did some valuable work in connection with the Local Government Board draft Building By-laws, carefully studying them in detail and making well-considered

suggestions for their amendment. These suggestions were placed before the Department by the Council, with the result that Mr. H. Freyberg, the Chairman of the Section, was asked to give evidence before the Departmental Committee on Building By-laws.

The Hon. Edward Strutt and Mr. Arthur Vernon were also asked to represent the Council before that Committee from the rural and urban point of view respectively.

The Forestry Section also met and drew up a number of recommendations for the improvement of the Forestry Syllabus, in both the Professional and Special Diploma Examinations, which were approved by the Council.

THE SCALE OF FEES.

Since the issue of the last Council Report, Members will have received a copy of the authorised Scale of Fees, which will shortly be reissued in a slightly amended form. It is not thought that this scale will be applicable in all cases, but the Council feel convinced that it will prove of value by affording an official indication of the fees which are looked upon as proper for different classes of work, and will therefore do something to keep up the standard of professional remuneration in the face of the unfair and unreasonable demands which are now so often made by persons ignorant of the circumstances.

The Council have given very careful consideration during the Session to the question of the undue taxation of fees, by which professional work coming under the review of the taxing master is often rendered unremunerative. It is hoped that the publication of a scale of fees by a recognised body such as The Institution may have some effect in this matter, but Members are strongly urged, when undertaking work liable to taxation,

to make it clear that they will expect to be remunerated in accordance with the proper scale.

THE EUROPEAN WAR.

The whole Session covered by this Report has naturally been coloured by the great war in which our country is engaged, and it is pleasing to the Council to be able to report that the profession of surveyors has not been behind others in recognising its responsibility in the crisis. At the time of writing, 1,063 men connected with The Institution are serving with His Majesty's Forces, their numbers comprising 124 Fellows, 611 Professional Associates, 5 Associates, 9 Colonial Fellows, 144 Students, and 170 Examination Candidates and past students. Four Members of The Institution staff are also serving.

The Council regret to have to report that a number of these have been wounded or taken prisoners, while one, the Hon. Alexander A. Fraser, the Master of Saltoun, Gordon Highlanders, was among those selected by the German Government for solitary confinement in reprisal for the imprisonment of the German submarine crews in this country. Twenty-nine, whose names appear in the following Roll of Honour, have made the great sacrifice.

Name.	Rank and Regiment.	Previous Position.
W. B. BARLING (P.A.) ...	2nd Lieut., 6th Bn. Worcester Regt.	Valuation Department.
ERIC BUTLER (P.A.) ...	Pte., London Rifle Brigade.	Messrs. W. Brown & Co.
C. J. T. CAREW (P.A.) ...	2nd Lieut., 2nd Bn. E. Yorks. Regt.	Messrs. Carew & Finn.
JAMES CAREY (P.A.) ...	L.-Cpl. Piper, London Scottish.	London County Council.
H. R. CHOIMELEY (P.A.) ...	2nd Lieut., Royal Field Artillery.	Colonial Survey, Feder- ated Malay States.

ROLL OF HONOUR—(continued).

Name.	Rank and Regiment.	Previous Position.
L. A. DASHWOOD (P.A.) ...	2nd Lieut., Oxon. & Bucks L.I.	Agent to Sir G. Faudel Phillips, Bart.
E. H. FISHER (P.A.) ...	2nd Lieut., 2nd Bn. Yorks. Regt.	Messrs. Fisher, Bolam & Co. of Market Harborough.
L. F. GALE (P.A.) ...	Corpl., Queen's Own Oxfordshire Hussars.	Messrs. Franklin & Gale of Wallingford.
H. R. TOWNSEND GREEN (P.A.)	Capt., Queen's Westminster.	Messrs. Weatherall & Green.
J. F. S. HARDS (P.A.) ...	L.-Corpl., 25th Bn. the London Regt.	Messrs. Glenn & Hards.
J. T. C. HAZLEDINE (F.S.I.)	2nd Lieut., 4th Bn. Royal Welsh Fus.	On his own account.
T. A. HEYWOOD (Student) ...	2nd Lieut., 4th Bn. East Lancs. Regt.	Thos. Bibbey of Cheadle
H. E. HIPPISELEY (P.A.) ...	2nd Lieut., 1st Bn. Gloucester Regt.	Messrs. Hippisley & Son, Wells.
HUGH MORTON (P.A.) ...	Pte., London Scottish	Messrs. Cuthbert Lake & Co.
E. R. MUNDLE (P.A.)...	Bn. Scout, 5th Bn. 2nd Infantry Brigade, Canadian Cont'gent.	
WILFORD OLDHAM (P.A.) ...	Pte., Hon. Artillery Company	Valuation Department.
W. L. PALMER (P.A.) ...	2nd Lieut., 3rd Bn. Monmouthshire Regt.	Messrs. Hall, Wateridge & Owen of Sh'wsbury.
WILFRED H. PARKER (P.A.)...	2nd Lieut., 2nd Bn. Royal Munster Fus.	
LESLIE A. PATERSON (P.A.)...	2nd Lieut., 3rd Bn. Essex Regt.	Messrs. Roddick, Colvin & Clarke.
A. D. PAULL (Student) ...	Pte., Hon. Artillery Company	Mr. Alan Paull.
J. O. PAYNE (F.S.I.) ...	Lieut., 4th Bn. Royal Warwickshire Regt.	Messrs. Baxter, Payne & Lepper.
A. R. PETRIE (P.A.) ...	L.-Corpl., London Scottish.	Messrs. Daniel Watney & Sons.
H. O. POWELL (P.A.)...	4th Dragoon Guards.	Messrs. Powell & Co. of Lewes.
G. D. P. ROBINSON (Student)	23rd Bn. County of London Regt.	Messrs. A. Booth & Dampney.
ANDREW RODDICK (F.S.I) ...	Major, Essex Yeom'ry	Senior partner, Messrs. Roddick, Colvin & Clarke.
T. E. SWIFT (Student)...	Pte, 23rd Bn. County of London Regt.	
C. A. WALLACE (P.A.) ...	Pte., London Scottish.	Messrs. Chesterton & Sons.
C. R. A. WARTNABY (P.A.)...	Lieut., N'hamp'shire Imperial Yeomanry.	Messrs. Fisher, Bolam & Co. of Market Harborough.
J. G. WOOD (F.S.I.) ...	Pte., 23rd Bn. County of London Regt.	Messrs. J. D. Wood & Co.

The concessions with regard to examination candidates have already been referred to, but the Council also thought that Members giving up their professional practice in order to enter the naval or military forces of their country should be absolved from liabilities connected with their professional position. Their names are therefore being retained in the List of Members without payment of their subscriptions to The Institution until their return to civil employment.

At the desire of the commanding officer, particulars of the 1st London (City of London) Sanitary Company were brought to the notice of Members wishing to serve and having a knowledge of sanitation, but otherwise Members have not confined themselves to any particular service. Many have naturally attached themselves to the Royal Engineers, but they are to be found in the Artillery, Cavalry, Line, Army Service Corps, and Flying Corps, in proportionate numbers.

Members who from various causes were unable to enlist have largely taken advantage of the volunteer corps which have been enrolled. The Institution is represented on the Committee of the Architects and Surveyors' Volunteer Training Corps and the Engineer Section of the City of London National Guard, which have done good work in organising units for home defence.

The resources of The Institution have been at the service of the War Office and Admiralty in finding experienced and qualified building and quantity surveyors for work in France and at home in connection with the large amount of temporary buildings which have had to be erected for hospital and store purposes, and for housing the newly enrolled troops during the winter. They have also been in close touch with the

War Office on the subject of land and property taken for military purposes, and the assessment of dilapidations in connection with billeting.

The use of The Institution Offices has been given to the Agricultural Consultative Committee, set up by Lord Lucas at the commencement of the war, to advise the Board of Agriculture on agricultural matters. Messrs Charles Bidwell, Trustram Eve, C. B. Fisher, Smyth Richards, and the Hon. Edward Strutt, Fellows of The Institution, were among those nominated to form the Committee, and Mr. Goddard, Secretary of The Institution, was requested to act as honorary secretary.

A Committee was also set up by the English Forestry Association for the purpose of organising the supplies of English-grown timber for building and other purposes during the war. The Institution was represented by the President, Mr. Percival-Currey, Mr. M. C. Duchesne, and Mr. Dendy Watney.

In accordance with the generally expressed feeling that functions of a social character should be discontinued during the war, neither The Institution Dinner nor the Annual Country Meeting have been held. The President's Garden Party at the end of June at the Zoological Gardens attracted a record number of guests.

THE BENEVOLENT FUND.

The Council desire to draw the attention of Members to the valuable work done through the agency of this Fund. Members interested in its administration may obtain particulars on application to the Secretary. The Council are particularly pleased to notice that the younger generation of The Institution, represented by the Members of the Surveyors' 1913 Club and the

Junior Members' Committee, are taking an active interest in this matter, and are according it a generous support.

The President of The Institution at the commencement of the war recognised the disastrous effect its operations must have on the practice of many surveyors, and made a special appeal for funds to give financial assistance where such help was urgently needed. The Council are pleased to report that his efforts were generously supported by Members, 661 of whom contributed £2,700 for this purpose. Up to the present the demands upon these funds have fortunately not been great, but there is every indication that with the prolongation of the war even this large sum may not prove adequate to meet all the demands which will be made upon it.

In the early stages of the war the Council also gave active support to the Professional Classes War Relief Council, which was founded with the object of originating and co-ordinating effort to relieve distress among the educated and professional classes. The President was elected a Member of the Council and Chairman of the Finance Committee, and The Institution Secretary, Mr. Goddard, has acted as one of the honorary secretaries. The excellent work done by this body has been recognised in the support which it has been accorded by the Royal Family. Particulars of its objects and its operations may be obtained from the Secretary, and the Council venture to recommend it to Members as worthy of their support.

MISCELLANEOUS.

At the suggestion of the Public Trustee, the Council have made arrangements that guarantee policies shall be automatically taken out in respect of all Members employed by his Department, the sum to be guaranteed

to be determined in each case by the Public Trustee. This arrangement has the two-fold advantage, in the first place, of affording a reason to the Department to select Members of The Institution for employment, and, in the second, of enabling policies to be taken out at specially reduced rates.

In July last an interesting exhibition of drawings sent in for a £125 Concrete Cottage Competition, organised by the proprietors of *Concrete and Constructional Engineering*, was held by permission of the Council in the Lecture Hall. A large number of persons visited the exhibition, and the first and second prize designs, with details of specifications, will be found on page 187, Vol. XX. *Professional Notes*.

The Scottish Committee brought to the notice of the Council the proposed regulations for entering into and carrying out contracts for building work in Scotland, which had been drafted by the advisers of the Board of Trade with the object of settling the unfortunate disputes which had practically brought the building trade in that country to a standstill during 1914. The Scottish Committee drew attention to certain proposals contained in the draft which were open to objection, and the Council have placed their views before the Board of Trade. It is hoped that with a return to normal conditions the difficulties which existed prior to the war may be mutually settled.

The Council have also had under consideration the appointment of arbitrators by the Local Government Board under the Housing Acts, and whether it would not be possible to reduce the cost of arbitrations for these and similar purposes. The Department have been good enough to permit the Council to place before them their recommendations on these subjects.

In accordance with the provisions of Section 23 (4) of the London County Council (General Powers) Act, 1909, the draft regulations proposed by the County Council in connection with the construction of buildings in reinforced concrete have again been considered by the Council, who made a number of suggestions thereon to the Local Government Board and the County Council. The Council were pleased to note that a redraft of the regulations, which has recently been laid before them, shows that due weight was attached to their recommendations; and they are glad to be able to report that there is reason to hope that substantial agreement may shortly be reached in this important matter. The Council wish to acknowledge the careful calculations which Mr. P. J. Waldram (Fellow) was good enough to make for the information of the Building Committee in connection with the proposed regulations.

The London County Council (General Powers) Bill, 1914-15, was discussed in detail by the Council, particularly Part III., dealing with the drainage of premises, and Part IV., affecting buildings on low-lying land. The powers sought therein seemed likely to affect prejudicially the development of land and erection of buildings, and the Council, therefore, felt compelled to petition against the Bill. They are pleased to be able to report that the promoters decided to strike out Parts III. and IV., to which exception was taken, at the Committee stage of the Bill.

The Council have also discussed with representatives of London University proposals which have been put forward in some quarters for the establishment of a School of Surveying in connection with the University; and with representatives of the Institution of Municipal and County Engineers, the possibility of something

being done, by co-operation between surveyors to public bodies and those who act for private clients, to expedite town-planning schemes, and thus to reduce to a minimum the period of stagnation in development, which so often exists between the commencement and completion of a scheme. In neither of these matters has a definite result been reached, but the Council have reason to anticipate good effects from this ventilation.

The Agricultural Education Conference has been reconstituted by the President of the Board of Agriculture and Fisheries, Mr. J. H. Sabin being nominated by the Council to represent The Institution.

From time to time cases of infringement of professional etiquette, or actual breaches of professional conduct, are brought before the Council to be adjudicated upon. A careful elucidation of the facts follows, and if the complaint is substantiated, the Council take such action as they consider necessary to prevent a recurrence of the fault. It would appear that this side of the Council's activity is not known or appreciated by all Members, and it has therefore been decided to issue at the end of each session a concise report, giving the main facts of the cases which have been dealt with by the Council during the session under this head.

The List of Members will in future be issued in January instead of in July.

LIST OF STANDING COMMITTEES FOR THE SESSION 1914-15.

BUILDING.

Barry, Sir J. W.
Corderoy, G.
Freyberg, H.
Martin, H.
Ryde, A. L.
Stenning, Sir A.
Steward, H. T.
Thompson, Sir R.
Vernon, A.
Watney, Daniel
Watney, Dendy
Clarke, H. C.
Currey, P.
Waldram, P. J.

COUNCIL SELECTION.

Bidwell, C.
Hanson, J. H.
Langridge, G.
Martin, H.
Oakley, J. H.
Rolleston, Sir J., M.P.
Ryde, A. L.
Sabin, J. H.
Stenning, Sir A.
Steward, H. T.
Stewart, G. F.
Strutt, Hon. E. G.
Vernon, A.
Vigers, L. R.
Wallis, J. D.
Watney, Daniel
Clarke, H. C.
Currey, P.

COUNTY DISTRICTS AND COUNTRY MEETINGS.

Dann, H.
Drew, H. A.
German, J.
Hanson, J. H.
Langridge, G.
Martin, H.

Rawlence, E. A.
Stewart, G. F.
Strutt, Hon. E. G.
Taylor, J. W.
Townend, W.
Waters, E.
Watney, Daniel
Clarke, H. C.
Currey, P.

DINNER.

Bidwell, C.
Chinnock, F. G.
Martin, H.
Watney, Daniel
Clarke, H. C.
Currey, P.

EDUCATION.

Clark, J. M.
Corderoy, G.
Davidson, J. I.
Freyberg, H.
Hanson, J. H.
Horne, W. E., M.P.
Langridge, G.
Martin, H.
Michelmores, A.
Oakley, J. H.
Ryde, A. L.
Sabin, J. H.
Thompson, Sir R.
Townend, W.
Vernon, A.
Vigers, L. R.
Wallis, J. D.
Wood, L. S.
Young, A.
Clarke, H. C.
Currey, P.

ELECTIONS.

Davidson, J. I.
German, J.
Hanson, J. H.

Hicks, S.
Langridge, G.
Martin, H.
Michelmores, A.
Oakley, J. H.
Ryde, A. L.
Sabin, J. H.
Stenning, Sir A.
Strutt, Hon. E. G.
Thompson, Sir R.
Vigers, L. R.
Wallis, J. D.
Willmot, J.
Clarke, H. C.
Currey, P.

FINANCE.

Chinnock, F. G.
Martin, H.
Rolleston, Sir J., M.P.
Rushworth, E. W.
Sabin, J. H.
Strutt, Hon. E. G.
Thompson, Sir R.
Clarke, H. C.
Currey, P.

FORESTRY.

Bidwell, C.
Cobb, H. M.
Duchesne, M. C.
German, J.
Langridge, G.
Maughan, J.
Michelmores, A.
Oakley, J. H.
Rawlence, E. A.
Rolleston, Sir J., M.P.
Savill, E.
Somerville, Dr. W.
Strutt, Hon. E. G.
Watney, Daniel
Wood, L. S.
Young, A.
Clarke, H. C.
Currey, P.

LIST OF STANDING COMMITTEES—(continued.)

LIBRARY AND SESSIONAL PAPERS.	Martin, H. Maughan, J. Punchard, F. B. Rawlence, E. A. Rushworth, E. W. Ryde, A. L. Sabin, J. H. Savill, E. Stenning, Sir A. Steward, H. T. Strutt, Hon. E. G. Thompson, Sir R. Vigers, L. R. Wainwright, T. T. Wallis, J. D. Watney, Dendy Willmot, J. Young, A. Clarke, H. C. Currey, P.	Martin, H. Rushworth, E. W. Sabin, J. H. Savill, E. Slater, C. F. Stenning, Sir A. Steward, H. T. Taylor, J. W. Thompson, Sir R. Vigers, L. R. Watney, Daniel Watney, Dendy Willmot, J. Wyatt, O. N. Young, A. Clarke, H. C. Currey, P.
PARLIAMENTARY BILLS AND GENERAL PURPOSES.	PROFESSIONAL PRACTICE.	QUANTITY SURVEYORS.
Batey, H. S. Bidwell, C. Chart, R. M. Clark, J. M. Cobb, H. M. Corderoy, G. Dann, H. Davidson, J. I. Fisher, C. B. Hanson, J. H. Horne, W. E., M.P. Langridge, G.	Chincock, F. G. Clark, J. M. Cobb, H. M. Davidson, J. I. Hanson, J. H. Hicks, S. Horne, W. E., M.P. Langridge, G.	Corderoy, G. Drower, J. E. Glead, R. C. Hardcastle, F. H. A. Hurrell, J. W. Kenwrick, G. Lee, F. Mann, C. J. Northcroft, H. Steward, H. T. Stoner, A. Theobald, H. W. D. Young, M. H.

Holders of Special Diplomas form Sections, acting as Committees, for the purpose of advising the Council upon matters coming within their respective provinces.

ADDENDUM.

The following is a *précis* of the main points specially referred to in the examiners' reports on the recent Examination. The opinion was generally expressed that the standard attained by candidates was much below the average, the large percentage of failures being due to a prevalent lack of preparation.

SUB-DIVISION I.

Agricultural Chemistry.—Twenty-five per cent. of the candidates failed to obtain one-third the maximum marks. The majority appear to have no knowledge of the principles of either organic or inorganic chemistry, without which a proper understanding of this subject is impossible.

Agricultural Valuations.—On the whole a fair standard was reached, but weakness was shown with regard to the proper methods of dealing with claims for land laid down to grass or fruit.

The Construction and Arrangement of Farm Homesteads.—More attention should be given to draining, materials, and prices. Candidates showed a better theoretical than practical knowledge of the subject.

Land Drainage.—As in the previous subject, the examiner reports a neglect of practical questions, such as outfalls and sizes of pipes, and an inability on the part of candidates to apply their theoretical knowledge to special cases.

Report.—The examiner asked for a report on a country estate for the purpose of a mortgage, not for the information of a purchaser on the look out for a

residence. Most candidates went into too great detail concerning the mansion-house, to the exclusion of the other holdings and the remainder of the estate generally.

SUB-DIVISION II.

The Application and Use of Valuation Tables.—Notwithstanding the special directions as to the importance of neatness, order, and clear explanatory methods, few candidates made themselves really intelligible. Many showed evidence of carelessness, questions being misread, and ridiculous results unnoticed; years' purchase for limited terms were taken in excess of the years' purchase for perpetuity on the same table, and figures that should have been added were subtracted.

Candidates would do well to recognise the importance of this subject, forming, as it does, the mathematics of their profession, and should attempt, not only to grasp the principles upon which it is based, but also by the lucidity of their methods to make it self-evident to the examiner that they do so.

The Principles and Practice of Valuations.—The standard on the whole was fair, though not quite so high as usual. The only point calling for special reference was a tendency on the part of candidates to deduct the annual equivalent of a premium paid on entry as if it were a second ground rent. A great many candidates dealt with the premium in Question 3 in this way, and when valuing the lessee's profit rental deducted not only the ground rent but also an annual sum in respect of the premium originally paid.

Copyholds.—Candidates did not exhibit a grasp of the actual work and methods of calculation in connection with valuation on enfranchisement.

SUB-DIVISION III.

Constructive and Working Drawings.—Intermediate: More study of the elementary principles of construction is needed to enable candidates to apply their theories to practice. The draughtsmanship calls for improvement.

Final: A number of candidates had a very hazy idea of the accommodation needed by a country labourer. In most cases the sizes of the rooms were far too large, and the houses would cost too much to be remunerative.

More care should be given to the draughtsmanship and sketch work.

Quantities.—Intermediate: The candidates as a rule showed no evidence of having acquired a knowledge of their profession in a practical manner. The whole standard was low, and a large percentage of candidates was unable to satisfy the examiner.

Intermediate, Non-Typical: A considerable number of candidates ignored the plain directions given in the specification, and wasted time in doing work not set; and in several instances such things as the scantlings of timbers were taken quite different from those specified or figured on the drawings. The majority of the candidates appear to make no serious effort to understand this subject.

Final: The examiner alludes to the defective office and practical training exhibited by candidates, as shown by the want of method and slovenliness of their work. The work was in almost all cases unsatisfactory.

Report.—The reports were, as a rule, too much in the nature of specifications, candidates failing to keep in view the purpose for which they were to be made.

SUB-DIVISION IV.

Acts and Orders for Regulation of Mines.—Intermediate: Only two candidates appeared to know the provisions of the Home Office Order prescribing the qualification of Mine Surveyors.

Final: In Question A 1 only one candidate noted the provision by which an inspector is empowered to require the actual position of the workings to date to be marked upon the plans.

Application and use of Valuation Tables.—Some candidates ignored the special tables supplied, and endeavoured to work out the problems from formulæ. They did not appreciate the question as to the use of tables in valuation.

Valuation of Mineral Properties.—The answers showed that all the candidates were familiar with the class of problems set, but no exhaustive knowledge was disclosed.

Mineral Leases.—Candidates generally failed to show how, in arranging a lease of several mineral properties, the calculation of a wayleave, payable on coal worked in the smaller areas and brought to the surface through shafts sunk on the land of the principal lessor, should be arranged.

LEGAL SUBJECTS.

Acts for the Compulsory Purchase of Property.—The examiner complains of too much parrot-learning, disclosed by a tendency to go beyond what was asked in the question. There was a lack of intelligence in appreciating the drift of a question. The papers as a whole exhibited the disadvantages of cramming a

subject, compared with understanding it through proper study. Few candidates were able to give correctly the remedies available when the tribunal for assessing compensation has not been properly constituted.

The Law of Dilapidations.—Ignorance was shown by many as to the liability of a tenant for life, or a tenant who holds over at the expiration of his lease, with regard to repairs; and in some cases as to the provisions of the Housing, Town Planning, &c. Act, 1909, as to repairs. The comments of the examiner in the subject last dealt with, as to candidates spoiling their answers by dragging in extraneous matter, also applies to this subject.

The Law of Fixtures, Dilapidations, and Easements.—Questions on the law of light were not well answered. Too many candidates seem to think that, having made a (frequently quite erroneous) reference to an angle of 45 degrees, they have said practically all there is to be said on the subject.

The last question was one which required a candidate to write an ordinary business letter. The answers were judged on the matter contained in the letter, and not on the style; but it was observed that the number of candidates who appeared able to write a letter which could be sent out without considerable redrafting was surprisingly small.

GENERAL SUBJECTS.

Algebra.—The standard of candidates was generally poor, particularly in the graph question and the problems and equations. The prevailing faults were inaccuracy and want of perseverance in working out results.

Book-keeping.—The majority of candidates seemed to have difficulty in appreciating the difference between Debit and Credit, and nearly all failed to show sufficient knowledge of the constitution of a Profit and Loss Account.

The Development of Building Estates.—This subject needs closer study, and now that Town Planning has aroused so wide an interest, and so many works upon it have appeared, it is surprising that the theory at any rate is not better understood.

From the practical side it was noticeable that few candidates appreciated that Increment Value Duty and Undeveloped Land Duty were elements to be considered in developing estates.

Imperial Taxation.—Candidates showed themselves deficient in a knowledge of the laws dealing with Estate and other Death Duties.

Road-making.—A lack of practical application was shown, together with inability to read a section properly. Sketches were generally poor, and in some cases calculations were incorrect.

Surveying and Levelling.—A number of candidates showed their unfamiliarity with survey work by an ignorance of small technicalities. For example, some were in doubt in answering Question 2 (Morning Paper), whether to measure offsets to the centre of the column in the Field Book, or whether to treat that column as a single line, widened out merely for the purpose of recording chain distances; others, when asked to plot a plan to a stated number of feet to one inch, thought that they should ignore the edge of the scale divided into the requisite number of divisions to the inch, and employ the edge of the scale denominated "Feet," with-

out discovering that the use of the latter edge gives more than the stated number of divisions to one inch. Others, again, think that all offsets must necessarily be at right angles to a chain line, and consequently do not apply diagonal short tie measurements to defined corners or angles of enclosures.

Many candidates show they do not understand the continuity of a Level Book. They can make up the levels of a single page, but when the work is continued on to other pages they are at a loss how to prove the arithmetical correctness of a page upon which the last sight is booked as an intermediate; and consequently they treat the two pages as a single one by carrying forward the summation of all the columns instead of treating the two as distinct, and showing that the last intermediate on page 1 should be taken as a foresight on page 1 and a backsight on page 2; then if the bookings are correct, the arithmetical difference between the backsights added together and the summation of the foresights will be equal to the difference between the summation of the rises and the summation of the falls.

Some candidates fail to recognise that instruments having three vertical screws and others made with four vertical screws are not adjusted in exactly the same manner.

1914.		ASSETS.		BALANCE SHEET,					
				£	s.	d.	£	s.	d.
Cash at Bankers and in hands of Secretary :—									
Current Account (including £50 Petty Cash)				...	1,029	9	5		
Library, Forestry, and Geological Account				...	385	11	7		
"Prize Endowment" Capital Account				...	0	14	9		
"Prize Endowment" Income Account				...	88	7	11		
Penfold Scholarship Fund				...	70	18	8		
							1,575	2	4
Furniture				...			1,614	16	5
Library, Forestry, and Geological Account				...			4,185	8	0
INVESTMENTS :—									
The Leasehold Premises (999 years from 1893)									
No. 11, Great George Street, S.W., at cost				...			20,230	19	8
£	s.	d.							
3,314	18	7	India 3 % Stock at 71	...	2,353	12	0		
3,399	4	4	New South Wales 3 % Inscribed Stock at 79½	...	2,702	7	7		
1,494	1	4	Consols 2½ % Stock at 68½	...	1,023	8	9		
1,240	3	1	Metropolitan Water Board 3 % B Stock at 77	...	954	18	4		
1,811	1	11	New South Wales 4 % Inscribed Stock at 96	...	1,738	13	1		
							8,772	19	9
Library, Forestry, and Geological Account.									
£	s.	d.							
2,959	19	3	Consols 2½ % Stock at 68½	...	2,027	11	4		
401	16	9	West Australian Government 4 % Inscribed Stock at 96	...	385	15	3		
							2,413	6	7
Prize Endowment Account.									
£	s.	d.							
503	1	11	India 3 % Stock at 71	...	357	3	11		
278	0	3	Midland Railway 2½ % Debenture Stock at 61½	...	171	13	5		
254	0	0	North British Railway No. 1 Preference Stock at 95	...	241	6	0		
482	2	5	New 2½ % Annuities at 65½	...	315	15	9		
440	10	8	India 3½ % Stock at 83	...	365	12	10		
500	0	0	Courage & Co. 3½ % B Debenture Stock at 57	...	285	0	0		
							1,736	11	11
Scholarship Account.									
£	s.	d.							
4,208	15	10	Consols 2½ % Stock at 68½	...	2,883	0	5		
1,988	1	7	Metropolitan Water Board 3 % B Stock at 77	...	1,530	16	5		
2,324	14	0	New Zealand 4 % Inscribed Stock at 97	...	2,254	19	2		
1,813	3	0	Queensland 4 % Inscribed Stock (1940-50) at 95	...	1,722	9	10		
							8,391	5	10
Penfold Scholarship Account.									
£	s.	d.							
1,600	0	0	Canadian Pacific Railway 4 % Debenture Stock at cost	...			1,709	2	9
Amounts due, but not received at date, viz.:—									
Subscriptions and Entrance Fees				...	950	5	0		
Hire of Rooms				...	37	16	0		
Rent of Offices (Tribunal of Appeal)				...	33	5	0		
REPORTS OF REFEREES' DECISIONS				...	31	18	10		
							1,053	4	10
							£51,682	18	1

N.B.—The Securities (excepting only the Penfold Scholarship Account) are shown at Valuations supplied by the Brokers of The Institution.

31st DECEMBER, 1914.

LIABILITIES.

1914

	£	s.	d.
Accumulations Account	31,413	17	5
Library, Forestry, and Geological Account	6,984	6	2
"Prize Endowment" Capital Account	1,737	6	8
"Prize Endowment" Income Account	88	7	11
Suspense Account... ..	346	10	0
Scholarship Account—General	8,391	5	10
" Penfold "	1,780	1	5
Sundry Creditors, Due to	941	2	8

We report that with the assistance of the Chartered Accountant we have examined the foregoing Accounts, and have obtained all the information and explanations that we have required; and in our opinion such Accounts are correct. The foregoing Balance Sheet is properly drawn up so as to exhibit the true and correct state of The Institution according to the best of our information and the explanations given to us and as shown by the books of The Institution.

H. C. NEWMARCH,
HERBERT T. SCOBLE,

Auditors.

3rd March, 1915.

I have examined the receipts and payments affecting the Accounts for the year ended December 31st, 1914, and find the same in good order and properly vouched. I have also examined the Deeds and Securities, and certify that they were in possession and safe custody as on December 31st, 1914.

TANSLEY WITT,
F.C.A.

5, Chancery Lane, W.C.

3rd March, 1915.

£51,682 18 1

		RECEIPTS.			FOR THE YEAR ENDED					
		£ s. d.			£ s. d.			£ s. d.		
1914.	To Cash at Bankers on Current Account ...							1,362	4	5
Jan. 1st.	„ Petty Cash in hands of Secretary ...							50	0	0
INCOME ACCOUNT :—										
Dec. 31st.	To 1,854 Fellows' Subscriptions at £3 3s.	5,840	2	0						
	„ 49 Fellows' Subscriptions, Arrears at £3 3s. ...	154	7	0						
	„ 31 Fellows' Subscriptions in advance for 1915 at £3 3s. ...	97	13	0						
	„ 3 Fellows' Subscriptions on reinstatement at £3 3s. ...	9	9	0						
	„ 32 Differences of Subscription on Transfer ...	33	12	0						
					6,135	3	0			
	„ 2,363 Professional Associates' Subscriptions at £2 2s. ...	4,962	6	0						
	„ 155 Professional Associates' Arrears of Subscriptions at £2 2s., and 2 Part Payments at £1 1s. each ...	327	12	0						
	„ 12 Professional Associates' Subscriptions on reinstatement ...	25	4	0						
	„ 14 Professional Associates' Subscriptions in advance for 1915 at £2 2s. ...	29	8	0						
	„ 1 Difference of Subscription on election	1	1	0						
					5,345	11	0			
	„ 317 Students' Subscriptions at £1 1s.	332	17	0						
	„ 29 Students' Subscriptions in advance for 1915 at £1 1s. ...	30	9	0						
								363	6	0
	„ 42 Probationers' Fees at £1 1s. ...							44	2	0
	„ Hire of Rooms ...							331	16	0
	„ Dividends and Interest ...							342	16	1
	„ Rent of Leasehold Property, No. 11, Great George Street, S.W. ...	847	10	0						
	„ Less Ground Rent on same ...	310	15	0						
								536	15	0
								13,099	9	1
PENFOLD SCHOLARSHIP :—										
	To Dividends ...							60	0	0
	„ Surplus on Scholarship Account (General)							29	9	7
EXAMINATIONS ACCOUNT :—										
	To Fees of Candidates for Examinations	1,992	18	0						
	„ Sale of Syllabus ...	59	0	9						
								2,051	18	9
	„ Less Examiners' and Moderators' Fees, Hire of Hall, &c. ...							1,956	2	4
								95	16	5
CAPITAL ACCOUNT :—										
	To 44 Fellows' Entrance Fees at £5 5s. ...	231	0	0						
	„ 65 Fellows' Differences of Entrance Fees at £2 2s. ...	136	10	0						
								367	10	0
	„ 54 Professional Associates', &c., Entrance Fees at £3 3s. ...							170	2	0
								537	12	0
								£15,234	11	6

31ST DECEMBER, 1914.

PAYMENTS.

	£	s.	d.	£	s.	d.	£	s.	d.
1914. By <i>Referees' Decisions</i> : Reporting and Publication				111	13	9			
31st. „ <i>Transactions</i> : Reporting and Publication				655	4	9			
„ <i>Professional Notes</i> : Reporting and Publication				365	17	5			
„ Salaries and Pensions				3,305	8	6			
„ Wages and Pension				372	5	10			
„ Afternoon Reception				380	13	8			
„ Sessional Gold Medal, 1914				13	15	0			
„ Postage and Receipt Stamps, General... ..	333	7	2						
„ „ „ „ <i>Transactions</i>	411	4	1						
„ „ „ „ <i>Professional Notes</i>	154	8	4						
„ „ „ „ <i>Referees' Decisions</i>	42	3	9						
				941	3	4			
„ Rates, Taxes, Corporation Duty, and Insurance	1,104	10	7						
„ Staff Endowment Insurance	521	5	5						
				1,625	16	0			
„ Fuel, Light, and Water				208	19	3			
„ Ground Rent, <i>less</i> Tax	988	17	6						
<i>Less</i> Amount received from the Tribunal of Appeal	120	0	0						
				868	17	6			
„ Repairs				33	0	4			
„ Stationery and Books of Account				111	2	8			
„ Printing and Lithography				817	3	3			
„ Donations to various Societies—									
Prince of Wales Fund	525	0	0						
Professional Classes Relief Fund... ..	50	0	0						
For Professional Objects	154	8	3						
				729	8	3			
„ Country Meeting				203	17	9			
„ Parliamentary Papers				41	15	4			
„ Provincial Committees and Junior Meetings				761	17	6			
„ Housekeeper's Account and Sundries				481	6	0			
„ Valuation Forms				0	5	6			
„ Law Charges				12	12	0			
				12,042	3	7			
CAPITAL ACCOUNT :—									
By Furniture							86	9	3
SCHOLARSHIP ACCOUNT :—									
By Purchase of £1,813 3s. Queensland Government 4 % Inscribed (1940-50) Stock at 98 $\frac{7}{8}$							1,797	11	7
EXAMINATIONS "SUSPENSE" ACCOUNT :—									
By Entrance Fees transferred				15	15	0			
„ Subscriptions transferred				6	6	0			
„ Examination Fees transferred				165	18	0			
							187	19	0
„ Penfold Scholarship, Term Fees							20	0	0
„ Petty Cash in hands of Secretary							50	0	0
„ Cash at Bankers on Current Account							1,050	8	1
							£15,234	11	6

LIBRARY, FORESTRY, AND

1914.		£	s.	d.	£	s.	d.
Dec. 31st.	To Purchase of Books, Maps, &c. :—						
	General Library	56	7	1			
	Loan Library	24	3	6			
					80	10	7
	„ Amount of Depreciation written off ...				339	7	2
	„ Annual Subscriptions :—						
	British Fire Prevention Committee ...	2	2	0			
	Palæontographical Society ...	1	1	0			
	Topographical Society ...	1	1	0			
	London Society	1	1	0			
					5	5	0
	„ Forestry Specimens				75	0	0
	„ Honorarium to Curator				52	10	0
	„ Sundry Disbursements				0	16	6
	„ Printing and Stationery				14	11	6
	„ Insurance				4	14	0
	„ Decrease in Value of Investments ...				110	8	10
	„ Balance carried forward to 1915 :—						
	Cash at Bankers	385	11	7			
	£2,959 19s. 3d. Consols 2½ % Stock at 68½	2,027	11	4			
	£401 16s. 9d. West Australian Govern- ment 4 % Inscribed Stock at 96 ...	385	15	3			
	Value of Books, Forestry, and Geological Collection	4,185	8	0			
					6,984	6	2
					£7,667	9	9

CAPITAL ACCUMULATIONS

1914.		£	s.	d.
May 12th.	To Amount transferred to Scholarships Accumulations			
	Account	1,797	11	7
Dec. 31st.	„ Decrease in Value of Investments ...	153	15	7
	„ Decrease in Outstanding Accounts ...	2	2	9
	„ Depreciation on Furniture	84	19	10
	„ Balance carried forward to 1915 ...	31,413	17	5
		£33,452	7	2

GEOLOGICAL ACCOUNT.

1914.						£	s.	d.
Jan. 1st.	By Balance brought forward	...	...	...	...	7,121	6	4
Dec. 31st.	,, Increased Values at this date, viz. :—							
	Books purchased	...	...	...	...	80	10	4
	Books presented	...	...	...	...	13	17	0
	,, Dividends	...	...	...	...	76	19	1
	,, Donations	...	...	...	...	374	17	0

£7,667 9 9

ACCOUNT.

1914.						£	s.	d.
Jan. 1st.	By Balance brought forward from 1913	...	...	...	...	31,717	2	6
Dec. 31st.	,, Excess of Receipts over Payments on Examinations Account					95	16	5
	,, Excess of Receipts over Payments on Capital Account	...	...	...	...	537	12	0
	,, Excess of Receipts over Payments on Income Account	...	...	...	...	1,086	15	1
	,, Decrease in Liabilities	...	...	...	...	15	1	2
						£33,452	7	2

"PRIZE ENDOWMENT"

1914.	£	s.	d.	£	s.	d.
Dec. 31st. To Decrease in Value of Investments ...				62	19	4
„ Balance carried forward, viz. :—						
"Penfold Gift"—						
£503 1s. 11d. India 3 % Stock at 71	357	3	11			
"Beadel Bequest"—						
£278 0s. 3d. Midland Railway 2½ %						
Debenture Stock at 61½ ...	171	13	5			
"Crawter Bequest"—						
£254 North British Railway No. 1						
Preference Stock at 95 ...	241	6	0			
"Watney Gift"—						
£482 2s. 5d. New 2½ % Annuities						
at 65½ ...	315	15	9			
"Driver Bequest"—						
£440 10s. 8d. India 3½ % Stock at 83	365	12	10			
"Galsworthy Gift"—						
£500 Courage & Co. 3½ % B Debenture						
Stock at 57 ...	285	0	0			
Cash in hand ...	0	14	9			
				1,737	6	8
				£1,800	6	0

"PRIZE ENDOWMENT"

1914.	£	s.	d.	£	s.	d.
Dec. 31st. To Paid for "Beadel Prize" ...	5	0	0			
„ Paid for "Driver Prize" ...	15	0	0			
„ Paid for "Crawter Prize" ...	10	0	0			
„ Paid for "Penfold Prize" ...	14	3	4			
„ Paid for "Galsworthy Prize" ...	29	15	4			
				73	18	8
„ Balance carried forward to 1915 ...				88	7	11

£162 6 7

CAPITAL ACCOUNT.

1914.									£	s.	d.
Jan. 1st.	By	Balance brought forward (including 14s. 9d. cash balance)	...	...	...	...	...	...	1,800	6	0

£1,800 6 0

INCOME ACCOUNT.

1914.				£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward	...	...				89	7	0
Dec. 31st.	„ Dividends as under :—								
	“ Beadel ” Bequest	...	...	6	10	7			
	“ Driver ” Bequest	...	...	14	9	8			
	“ Crawler ” Bequest	...	...	9	11	1			
	“ Penfold ” Gift	...	...	14	3	4			
	“ Watney ” Gift ...	...	...	11	6	3			
	“ Galsworthy ” Gift	...	...	16	8	10			
							72	9	9
	„ Excess of Expenditure carried to General								
	Prize Account	...	...					9	10
							£162	6	7

SCHOLARSHIPS

1914.		£	s.	d.	£	s.	d.
Dec. 31st.	To Fees and Expenses paid to Examiners				20	16	0
	„ Advertising				22	3	0
	„ Printing				3	15	0
	„ Term Fees as under :—						
	Cambridge University	80	0	0			
	Oxford University	53	6	8			
	Manchester University	33	6	8			
	North Wales University	16	13	4			
	Glasgow University	33	6	8			
					216	13	4
	„ Decrease in the Value of Investments				185	8	3
	„ Balance carried forward, viz. :—						
	£4,208 15s. 10d. Consols 2½ % Stock						
	at 68½	2,883	0	5			
	£1,988 1s. 7d. Metropolitan Water						
	Board 3 % B Stock at 77 ...	1,530	16	5			
	£2,324 14s. 0d. New Zealand 4 %						
	Inscribed Stock at 97	2,254	19	2			
	£1,813 3s. 0d. Queensland Govern-						
	ment 4 % Inscribed Stock at 95 ...	1,722	9	10			
					8,391	5	10
	„ Balance carried to Receipts and Pay-						
	ments (Income) Account ...				29	9	7
					£8,869	11	0

• ACCOUNT.

1914.							£	s.	d.
Jan. 1st.	By Balance brought forward	...	...	...	...	...	6,779	2	6
May 12th.	„ Amount transferred from Capital Accumulations	...	...	...	...	...			
	Account	...	...	...	...	...	1,797	11	7
Dec. 31st.	„ Dividends	...	...	...	...	...	276	3	7
	„ Fees refunded	...	...	...	...	...	16	13	4

£8,869 11 0

APPENDIX TO VOL. XLVII.

Obituary.

GEORGE JOHN MULCASTER BURNETT (Fellow), of Elstree, whose death occurred in October last, became a Member of The Institution in 1889.

Having taken his degree at Cambridge, he completed the full course at the Royal Agricultural College, Cirencester, obtaining the diploma of the college at Christmas, 1881, and the first-class certificate and prize of the Royal Agricultural Society the following year. He was given charge, in 1884, of the Hertfordshire estates of Mr. Henry Hucks Gibbs, and later took over the Oxfordshire and Berkshire estates of the same owner.

Mr. BURNETT was an expert in forestry matters, being one of the first to obtain the Special Forestry Diploma of The Institution.

ROBERT EDWARD COUCHMAN (Fellow), who had received his early education at Rossall, practised in Birmingham for upwards of forty years, and latterly as senior partner in the firm of Couchman & Steeds, land agents and surveyors. He was engaged in the management of several large estates in the Midlands and properties in Birmingham, among which may be mentioned the Digby Estate at Small Heath, and building estates at Sparkhill and Hall Green.

Mr. COUCHMAN became a Member of The Institution as long ago as 1883, and always evinced a keen interest

in its welfare. At the time of his death, which occurred in February last, he was chairman of the Warwick, Worcester, Stafford and South Derby Committee, a position he had occupied since 1912. Most of his spare time and thought were given to the welfare of charitable societies in the locality, and for many years he served on the Committee of the Birmingham Royal Institution for the Blind.

ALFRED MOUNTAIN FOWLER (Fellow). At the time of his death, which occurred in June of last year, Mr. FOWLER controlled an extensive practice as a surveyor and civil engineer in Manchester and the neighbourhood, having previously held successively the posts of borough engineer of Leeds and Salford. He relinquished the latter position in order to engage in private practice, and speedily made for himself a leading position in the north of England as an expert in matters relating to water supply and sewage disposal.

Mr. FOWLER became a Fellow of The Institution in 1897, and had been connected with the Institution of Civil Engineers since 1869.

CHARLES GREY GREY (Fellow), whose death at the end of February severed an interesting link with the past, had been a Member of The Institution for forty years.

His father, Mr. John Grey, of Millfield, Wooler, Northumberland, was a noted agriculturist of his day. He was also a Yeomanry volunteer at the time of the expected Napoleonic invasion, and was an ardent supporter of Wilberforce in the anti-slavery agitation. The subject of this memoir was educated at Durham University, studying engineering, and carrying out

surveys for the Commissioners of the Greenwich Hospital Estates, of which his father was receiver and manager. The year 1849 found him in Sweden, where he had journeyed for the purpose of studying forestry, and two years later he was appointed manager to Lord Derby's Irish Estates, residing at Ballykisteen, co. Tipperary, where he, and the then Lord Stanley, established the Tipperary Farming Society. In 1856 his ability as a judge of live stock received recognition by his appointment as a judge at the International Agricultural Show held in Paris.

By the year 1863 he was managing, in addition to Lord Derby's estates, those of Mr. Stafford (Secretary to the Admiralty), the Smith-Barry Estates, those under the Governors of the Erasmus Smith Estates, and had succeeded his father as receiver to the Northern Estates of Greenwich Hospital, with residence at Dilston. At this time he became a county magistrate for Northumberland.

Among the many notable persons whose affairs were wholly or partly in the capable hands of Mr. CHARLES GREY were included the Baroness Mayer de Rothschild, mother of Miss Hannah Rothschild, afterwards Lady Rosebery, the Duchess of Montrose, and Lord Lucan (of Crimean fame).

Mr. GREY was appointed Chief Court Valuer to the newly formed Irish Land Commission, in 1881, holding that office until he retired under the rule as to age, in 1891. From that time he busied himself in the interests of the Irish Forestry Society and in the cause of agricultural co-operation.

CHARLES HAWKINS (Fellow), of Downham Market, Norfolk, had been in practice for over half a

century. For fourteen years he was a junior partner in the firm of Cruso & Hawkins, but in 1863 he started in practice by himself as a land agent. His ability and integrity were quickly recognised, and the work entrusted to him rapidly increased. Among the estates which were placed in his care were those of Sir Henry Bedingfield, Bart., Major Stocks, Major E. R. Pratt, and the trustees of the late Mr. H. J. D. Dugmore.

Mr. HAWKINS, who died in February last, was elected to membership of The Institution in 1888. He showed a personal interest in the work of The Institution, and acted as chairman of the Norfolk and East Anglian Committee during the years 1897-8-9.

HARRY HOWNAM HOLLOWAY (Fellow) was the senior partner of the well-known firm of Messrs. Holloway, Price & Co., auctioneers and estate agents of Market Harborough. His father, Mr. William Holloway, founded the business some time before 1810, under the style of Holloway & Abbott. Mr. HARRY HOLLOWAY was admitted to partnership half a century ago, being subsequently joined by Mr. W. Price, and in later years by Mr. W. Green and Mr. A. P. Baldwin, the firm then assuming the title it at present bears. Mr. HOLLOWAY whose death occurred in October last, was a fellow of the Auctioneers and Estate Agents' Institution, one of the oldest members of the Midland Counties Tenant-Right Valuers' Association, and had been a Member of The Institution since 1891.

It should be recorded that he took a warm interest in the welfare of the Royal Agricultural Society of England. He was a valuer to the Board of Trade, and the firm are correspondents to the Board of Agriculture.

ROBERT KEIRLE (Fellow), architect and surveyor, was among the first 600 men to become a Member of The Institution, joining in the year 1880.

He served articles under Mr. J. N. Hornblower of Birmingham, and later came to London as an assistant to Mr. J. Gibson of Queen Street, Westminster. At the time of his death, which occurred in June, 1914, he had practised in London for over fifty years, acting as surveyor to several important bodies, including the Imperial Fire Insurance Company, the Scottish Commercial and the National of Ireland Insurance Companies.

He was also a fellow of the Royal Institute of British Architects.

WILLIAM EDWARD LUCAS (Fellow). As a partner in the firm of Messrs. Dann & Lucas, surveyors and auctioneers, of Bexley and Dartford, Mr. LUCAS had under his management many estates in the counties of Kent and Surrey, including the Barnehurst Estate of Captain Barne, in Bexley, and the historic Hall Place Estate of Mrs. Quayle Jones.

Outside his professional duties, which he carried on with conspicuous ability, Mr. LUCAS directed his energy to the administration of the local affairs of Bexley, serving for several years as chairman of the Finance Committee of the Urban District Council. He took a prominent part in the affairs of the Province of Kent Masons, and had secured provincial honours.

His connection with The Institution extended over a quarter of a century, and his death, which occurred in June of last year, was felt with a sense of personal regret by a large number of professional men.

WILLIAM ARTHUR MASON (Fellow). As far back as 1884 Mr. MASON became a Member of The Institution. He acquired a practical knowledge of surveying first as a pupil, and later as an assistant, under the late Mr. Thomas Spooner of Burton-on-Trent, and then as an assistant for six years in the office of the late Mr. Richard Clarke, borough valuer and parish surveyor of Birmingham. In 1876 Mr. MASON, in conjunction with Mr. J. F. Hedley, a Fellow of The Institution, and his sons, founded in Sunderland the well-known firm of rating surveyors, Messrs. Hedley, Mason & Hedley, of which he was senior partner at the time of his death in April last. Mr. MASON had acted upon the Rating Committee of The Institution, where his exceptional knowledge of all descriptions of rating questions had been of the greatest value.

HENRY HAVELOCK MONTAGU (Fellow) served his articles with the well-known firm of Messrs. Edwin Fox & Bousfield, and in course of time founded a practice of his own at 36, Coleman Street, E.C., where, with Mr. C. E. Robinson, who joined him as a partner, he gradually established an excellent connection in surveying and auctioneering, the firm being known as Messrs. Montagu & Robinson.

In 1895 the partners purchased the old-established business of Mr. Alfred Watson of Queen Victoria Street.

Mr. Robinson retired about five years ago, but Mr. Montagu, till his death at the beginning of the year, fully maintained the extensive business which had been built up, although during the last few years he had not been seen so frequently at the Mart.

Mr. MONTAGU took a keen interest in the Volunteer

and Territorial movement, attaining the rank of major in the 3rd London Battalion, now the 7th County of London Battalion, and receiving the long service medal.

He had been a Fellow of The Institution since 1891.

WILLIAM HAMMOND RIDDETT (Fellow). The practice of surveyor and estate agent controlled by Mr. RIDDETT in the Isle of Wight has been established for over a century, Mr. RIDDETT having himself been connected with it since 1866. His work was not confined to the island, his services being in frequent demand in Hampshire and Dorsetshire, and even further afield.

He had been a Member of The Institution since 1891, and had acted as chairman of his Provincial Committee in 1905-6.

Apart from his professional work, Mr. RIDDETT held a highly respected position in the Isle of Wight, and was placed upon the Commission for the Peace some years before his death, which occurred in August last.

Professor HENRY ROBINSON (Fellow) was an eminent engineer, and at one time held a leading position as an authority on matters connected with water supply and sewerage.

He laid the foundations of his successful career as an assistant in the works of the late Lord Armstrong at Elswick, leaving there some forty years ago to build up in London the practice in which even up to the time of his death at the age of 78, in March last, he continued to engage. During that forty years, in addition to carrying out many important works including railways, water, and sewerage systems, and the electric-lighting installation of the borough of St. Pancras, he engineered the first

hydraulic power scheme in the country at Hull, and took an active part in promoting the distribution of energy in other towns by hydraulic power, compressed air, and electricity.

Professor ROBINSON was greatly interested in professional education, and as lecturer and examiner at King's College he exercised, a generation ago, an important influence on the training of surveyors and engineers. Having been elected a Member of The Institution in 1881, it was natural, therefore, that he should be one of those who helped to establish The Institution system of examinations.

Becoming an Institution examiner first in 1886 in the subject of mechanics, he continued to hold that position until the day of his death, when with characteristic energy he had undertaken to examine in no less than six subjects. His death occurred during the week of the examinations in which he was to have taken so important a part.

During the Session of 1884-5 he read a valuable Paper, entitled "Some Recent Phases of the Sewage Question," which met with general approbation from Members, and his books on sewerage and hydraulics, which are to found on the shelves of The Institution Library, rank amongst the best of their kind on those two subjects. Professor Robinson's contributions to engineering literature were numerous.

Naturally a man of so many attainments, and of such wide interests, was connected with many societies, the Professor being a member, among others, of the Institutions of Civil, Mechanical, and Electrical Engineers, and the Royal Meteorological and Geological Societies. He was a Past-President of the Society of Engineers, and Emeritus Professor of Engineering at King's College,

London. He was one of the oldest members of the Savage Club.

Professor ROBINSON'S great age made it impossible for him to retain his foremost position in the professional world up to the end, but his courtesy and kindly spirit, his fund of anecdotes, and his readiness to give the benefit of his experience to others, will cause his death to be felt by a large circle of friends.

ROBERT FOWLER STURGE (Fellow), a member of the well-known Bristol firm of land agents and surveyors, founded by his great-uncle John Player about 1760, was a brother of Mr. William Sturge, President, 1878-80, one of the founders of The Institution. ROBERT STURGE had himself been a Member from within a month or two of its foundation, having been elected in July, 1868, his number in the List of Members being 87. To attempt to give some description of Mr. STURGE'S professional activities would be to give the history of one of the oldest and best-known firms of land agents in the kingdom, and would touch the period of the tithe commutation, the great railway extension, and even the land enclosures.

Although ROBERT STURGE was not so well known as his elder brother as a writer on professional and agricultural subjects, he thought and spoke well on them, as those are aware who had the pleasure of listening to his sound remarks on the, unfortunately somewhat rare, occasions on which he took part in the discussions at The Institution Meetings.

Mr. STURGE was of an old Quaker family, and, like his brother, he carried with him into his professional life the rectitude and sobriety for which that sect is famous. He possessed, however, in addition, a kindliness and

attraction which endeared him to those with whom he came into contact, and a large number of both private and professional friends will have heard of his death with deep regret.

Mr. STURGE, as was to be expected from one of his family and training, always took a keen interest in Institution matters, and acted as chairman of the Somerset, Gloucester, and North Wilts Committee for five years from 1893.

CHARLES WATTS (Fellow), one of the oldest Members of The Institution, having been elected in 1876, was killed in a motor accident in June, 1914. He served his articles with Messrs. R. Hall & Son of Kingston-on-Thames, with whom he remained first as assistant and later as a partner.

W. EDWARD WOOLLEY (Past-President). The news of the death of EDWARD WOOLLEY, within a few months of the completion of his successful year of office as President, will have come as a great shock to a large number of professional and personal friends, both in the Midlands, where few surveyors were better known and respected, and in a wider area, where his business connections and position upon the Council of The Institution brought him into touch with a still larger circle.

He was born in 1849, the eldest son of Mr. William John Woolley, solicitor, of Loughborough, and seems to have drawn something in character from the breadth and ruggedness of the noble Charnwood Forest country adjoining his native town, every inch of which he knew intimately, and for which he always had the greatest affection.

On leaving Cheltenham College, at which school his second son who succeeds to his business was also educated, he was articled to Messrs. Cotteral & Spackman of Bath, subsequently becoming assistant to his uncle, Mr. T. Smith Woolley, who was President of The Institution 1883-4-5. At that time few, if any, surveyors held a higher position in the opinion of their fellows than did Mr. Smith Woolley, whose wide practical knowledge and attainments were the result of careful education upon a mind of far more than average breadth and capacity. Young Woolley, therefore, was specially fortunate in his entry into professional life, and in the congenial atmosphere of a busy office, under the supervision of a relative whose personality demanded his keen appreciation and respect, the foundation of his subsequent successful career was firmly laid.

In 1871 EDWARD WOOLLEY opened an office on his own account at Loughborough, being appointed agent for the Leicestershire, Nottingham and Yorkshire estates of the late Mr. Edward Warner, and also for those of Mr. W. B. Paget, thus beginning a relationship of the pleasantest description with two of his chief clients, which continued with them or their families on terms of personal friendship until his death. He also acted for a number of other less important estates, and, as his worth and the reliability of his opinion became recognised, his services as valuer and arbitrator became more and more in request.

Probably the most important work on which he was engaged was in connection with the extension to London of the Manchester Sheffield and Lincolnshire, now the Great Central, Railway, between 1890 and 1900, during which period, on behalf of the promoters, he valued and negotiated the purchase of property taken along about

fifty miles of the line; but there have been few cases of importance during the past thirty years, in connection with the acquisition of land in the Midlands, with which EDWARD WOOLLEY'S name has not been associated.

Apart from his business he interested himself in the public affairs of his native town, and particularly in educational matters, being a member of the Loughborough Education Committee for a number of years, and chairman of that body for a considerable portion of that time.

His characteristic of throwing himself wholeheartedly into anything which he took up caused him to take an active part in the affairs of The Institution, which he joined as a Professional Associate in 1871, being transferred to the Fellowship in 1877. He was instrumental with Sir John Rolleston and Mr. John German in organising the Leicestershire, Northamptonshire and Rutland Provincial Committee in 1888, attending its meetings with regularity, and giving with typical generosity the advantage of his experience and matured judgment upon the professional questions there coming up for discussion. He became chairman of that Committee in 1898, and three years later was elected to the Council of The Institution, becoming Vice-President in 1911, and President in 1913.

Mr. WOOLLEY'S year of office is still too recent to need recalling to the memory of Members, but those who had the good fortune to take part with him in the work which he undertook so unsparingly at Great George Street, or who met him at one or other of the frequent visits he made to Provincial Committees, will bear with them a memory of the frank geniality and evident sincerity which were perhaps his most obvious characteristics.

It would be impossible to conclude this short statement of his work in connection with The Institution without some acknowledgment of the indebtedness of the Benevolent Fund to his efforts. Besides being himself a generous supporter of the Fund, to the administrative Committee of which he was elected on its foundation in 1900, he missed no suitable opportunity of making known its needs to Members, and it was a great source of pleasure to him that during his chairmanship of the Committee, which coincided with his tenure of office as President of The Institution, it was found possible to increase the number of annuities, which are payable out of the interest from invested funds, to ten.

Mr. WOOLLEY was twice married, the second time within a few weeks of his sudden death, and he left three sons and three married daughters. The deep sympathy of Members will go out to the lady so quickly deprived of the care and affection to which she had every reason to look forward, to the son upon whom the responsibility of carrying on the business has so unexpectedly devolved, and to the other members of the family. Possibly the great respect in which EDWARD WOOLLEY was held, and the warm feeling for his memory which will be cherished in so many hearts, may prove of some consolation to them in their bereavement.

LIBRARY.

DONATIONS OF BOOKS, MAPS, &c.,

1st June, 1914, to 31st May, 1915.

DONORS.	TITLE OF WORK.
<i>Accountant</i> , Editor of the...	"The Accountant," 1914-1915.
Adkin, B.	Adkin, B., "The Law of Forestry." 1914.
<i>Agricultural Gazette</i> , Editor of the	{ "The Agricultural Gazette," 1914-1915.
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Auctioneers' and Estate Agents' Institute ...	{ "Year-Book and Diary," 1915. "Annual Record," 1914-1915. "Notes on Practice," 1914-1915.
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<i>Building News</i> , Editor of the ...	"Building News," 1914-1915.
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<i>Concrete</i> , Editor of ...	"Concrete," 1914-1915.
Concrete Institute ...	"Transactions," 1914-1915.
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Cooke, W. G. ...	{ Cooke, W. G., "Valuation for Parochial Rating." 1915.
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<i>Estates Gazette</i> , Editor of the	{ "The Estates Gazette, 1914-1915."
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Institution of Civil Engineers of Ireland	{ "Transactions," Vol. 40, 1914.
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Institution of Mechanical Engineers... ..	{ "Proceedings," 1914-1915.
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<i>Land Agents' Record</i> , Editor of the	{ "The Land Agents' Record," 1914-1915.
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<i>Land Values</i> , Editor of ...	"Land Values," 1914-1915.
<i>Local Government Journal</i> , Editor of the	{ "The Local Government Journal," 1914-1915.
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Royal Statistical Society	"Journal," 1914-1915.
<i>Sanitary Record and Municipal Engineering</i> , Editor of the	{ "The Sanitary Record and Municipal Engineering," 1914-1915.
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Wade, R. S.	{ Wade, R. S., "Tables showing the Value of Freeholds." n.d.
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Andrews, R. S. ...	2	2	0	Holt, E. ...	2	2	0
Archer, H. B. ...	2	2	0	Hooper, A. H. ...	2	2	0
Armstrong, H. ...	2	2	0	Hosgood, R. B. ...	2	2	0
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Atkinson, C. C. ...	1	1	0	James, W. A. ...	2	2	0
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Callf, G. C. ...	2	2	0	McKie, H. B. ...	2	2	0
Chadwick, F. W. ...	2	2	0	Martin, L. ...	2	2	0
Chant, A. G. ...	2	2	0	Mason, A. S. ...	2	2	0
Charles, J. A. ...	2	2	0	Mellows, F. W. ...	2	2	0
Clark, D. W. ...	2	2	0	Morris, H. R. ...	2	2	0
Clarke, R. ...	2	2	0	Muirhead, J. ...	2	2	0
Clarke, W. T. ...	2	2	0	Musgrave, H. ...	2	2	0
Clegg, H. ...	2	2	0	Nye, G. V. ...	2	2	0
Cole, C. P. ...	2	2	0	Oldham, W. ...	2	2	0
Collard, P. W. ...	2	2	0	Orton-Smith, G. ...	2	2	0
Collins, I. ...	2	2	0	Owen, T. ...	2	2	0
Cranfield, G. W. ...	2	2	0	Parfitt, G. A. ...	2	2	0
Creasey, J. R. ...	2	2	0	Pendered, Capt., R. D. ...	2	2	0
Crossley, V. ...	2	2	0	Phillips, W. R. ...	2	2	0
Cutts, E. J. ...	2	2	0	Pointon, H. J. ...	2	2	0
Dodds, P. ...	2	2	0	Quilter, H. ...	2	2	0
Embleton, H. C. ...	2	2	0	Read, A. E. ...	2	2	0
Fitch, S. ...	2	2	0	Rhodes, J. N. ...	2	2	0
Forestier-Walker, C. E. ...	3	3	0	Richardson, F. ...	2	2	0
Fouracre, F. W. ...	2	2	0	Royds, G. F. ...	2	2	0
Geen, W. ...	2	2	0	Russell, F. J. ...	2	2	0
Goddard, F. B. ...	2	2	0	Rylett, W. P. ...	2	2	0
Gorse, F. ...	2	2	0	Salter, W. E. ...	2	2	0
Gossling, R. E. ...	2	2	0	Sceats, D. B. ...	2	2	0
Gray, J. B. ...	2	2	0	Sexton, G. W. F. ...	2	2	0
Gray, J. V. ...	2	2	0	Simpson, F. A. ...	2	2	0
Griffith, W. T. ...	2	2	0	Skitmore, T. ...	2	2	0
Gurner, V. T. ...	2	2	0	Smith, Geoffrey ...	2	2	0
Hadden, H. H. ...	2	2	0	Smith, George ...	2	2	0
Hart, R. ...	2	2	0	Smith, G. S. St. J. ...	2	2	0
Hatt, W. ...	2	2	0	Smith, H. F. G. ...	2	2	0
Heath, S. H. ...	2	2	0	Speed, S. C. ...	2	2	0
Heeley, J. ...	2	2	0	Steeds, H. E. ...	2	2	0

	£	s.	d.			£	s.	d.	
Stoneham, F. M.	...	2	2	0	Williams, C.	...	2	2	0
Sutton, C. N. S.	...	2	2	0	Willis, G.	...	2	2	0
Taylor, W. T. P.	...	2	2	0	Woodman, G.	...	2	2	0
Toll, S. ...	...	2	2	0	Worssam, C.	...	2	2	0
Walker, J. H. ...	...	5	5	0	Yarnall, C. W.	...	2	2	0
Walker, W. A. ...	...	2	2	0	Young, G. C.	...	2	2	0
Watney, R. D. ...	...	2	2	0	Young, W. G.	...	2	2	0
Way, L. H. ...	...	2	2	0	Youngs, S.	...	2	2	0
White, F. C. ...	...	2	2	0					

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1915—1916.

COUNCIL.

President.

JOHN HENRY HANSON (Yorkshire)

Vice-Presidents.

GEORGE FRANCIS STEWART (Dublin)
ARTHUR LYON RYDE (London)

JOHN HUBERT OAKLEY (London)
ANDREW YOUNG (London)

Members of Council.

FREDERICK GEORGE CHINNOCK (London)
SIR ROBERT JAMES THOMPSON (Kent)
JOHN WILLMOT (Warwickshire)
JOSEPH HENRY SABIN (London)
JOHN McCLARE CLARK (Northumberland)
JAMES INGLIS DAVIDSON (Edinburgh)
EDWIN SAVILL (London)
EDMUND WALTER RUSHWORTH (London)

JOHN DAVID WALLIS (Lancashire)
DENDY WATNEY (London)
GEORGE CORDEROY (London)
ERNEST ALFRED RAWLENCE (Wiltshire)
HERBERT MANSFIELD COBB (Kent)
EDWARD SAMUEL COX (Yorkshire)
BERNARD MARR JOHNSON (London)
ERNEST HOLTHAM LEEDER (Glamorgan)

Professional Associates of Council.

STANLEY HICKS (London)
JOHN MAUGHAN (Yorkshire)

Associates of Council.

THE RIGHT HONOURABLE LORD VISCOUNT ALVERSTONE, G.C.M.G.
SIR JOHN WOLFE BARRY, K.C.B.

Past-Presidents (*Ex-officio Members of Council*)

DANIEL WATNEY (London)
SIR JOHN F. L. ROLLESTON, M.P. (London)
ARTHUR VERNON (Bucks)
HERBERT THOMAS STEWARD (London)
CHARLES BIDWELL (Cambridgeshire)
GEORGE LANGRIDGE (Kent)
THOMAS TAYLOR WAINWRIGHT
(Lancashire)

HOWARD MARTIN (London)
SIR ALEXANDER ROSE STENNING
(London)
LESLIE ROBERT VIGERS (London)
W. EDGAR HORNE, M.P. (London)
THE HON. EDWARD GERALD STRUTT
(London and Essex)
HOWARD CHATFIELD CLARKE (London)

Honorary Secretary.

PERCIVALL CURREY.

Secretary.

ALEXANDER GODDARD.

List of Standing Committees.

BUILDING.
COUNCIL SELECTION
COUNTY DISTRICTS AND COUNTRY
MEETINGS.
DINNER.
EDUCATION.
ELECTIONS.

FINANCE.
FORESTRY.
LIBRARY AND SESSIONAL PAPERS.
PARLIAMENTARY BILLS AND GENERAL
PURPOSES.
PROFESSIONAL PRACTICE.
QUANTITY SURVEYORS.

Past Presidents.

1868 *John Clutton*
1870 *Richard Hall*
1872 *Edward Norton Clifton*
1874 *Thomas Huskinson*
1876 *Edmund James Smith*
1878 *William Sturge*
1880 *Edward Ryde*
1883 *Thomas Smith-Woolley*
1885 *Edward I' Anson*
1886 *William James Beadel, M.P.*
1888 *Elias Pitts Squarey*
1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 DANIEL WATNEY
1897 *Christopher Oakley*
1898 *Robert Vigers*

1899 *Thomas Miller Rickman*
1900 *John Shaw*
1901 SIR JOHN F. L. ROLLESTON, M.P.
1902 ARTHUR VERNON
1903 *Albert Buck*
1904 HERBERT THOMAS STEWARD
1905 CHARLES BIDWELL
1906 GEORGE LANGRIDGE
1907 THOMAS TAYLOR WAINWRIGHT
1908 HOWARD MARTIN
1909 SIR ALEXANDER ROSE STENNING
1910 LESLIE ROBERT VIGERS
1911 W. EDGAR HORNE, M.P.
1912 HON. EDWARD GERALD STRUTT
1913 *W. Edward Woolley*
1914 HOWARD CHATFEILD CLARKE

(The names of those deceased are printed in italics).

Examiners.

J. E. BIDWELL
THOMAS BINNIE
DAVID BOWEN
G. TURVILLE BROWN
E. F. BUCKLEY
J. W. WILLIS BUND
J. BURY
W. A. CHEEKE
H. COURTHOPE-MUNROE
DONALD CURRIE
J. J. DONE
J. E. DROWER
JAMES EDGAR
W. H. EVE
WILLIAM FRASER
GORDON T. FREW
JOHN GILCHRIST
W. VAUX GRAHAM
J. GRIMWOOD
M. L. GWYER
F. H. A. HARDCASTLE

T. W. A. HAYWARD
EUSTACE HILLS
WM. H. HOWATT
A. B. HOWES
F. HUDLESTON
JOHN HUME
FRANK W. HUNT
H. J. JOHNSON
W. F. LANGRIDGE
PROF. LILLY
F. J. LLOYD
W. MCCracken
R. B. MANN
GEORGE MARSHALL
JAMES MATHER
J. D. MATHEWS
P. T. MAW
W. MENZIES
R. E. MIDDLETON
H. P. MONCKTON
E. C. P. MONSON

T. A. O'DONAHUE
E. C. PINKS
W. G. S. ROLLESTON
E. SAVILL
W. T. SCRUBY
E. J. SILCOCK
SYDNEY A. SMITH
WILLIAM SOMERVILLE
S. L. THACKER
GILBERT THOMSON
DOUGLAS T. THRING
ARTHUR VERNON
H. T. WALES
ALEXANDER WALKER
A. T. WALMISLEY
C. WALSH, K.C.
DANIEL WATNEY
DENDY WATNEY
J. WILSON
J. DAWBARN YOUNG
M. H. YOUNG

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein ; the practice of managing and developing estates ; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

THE INSTITUTION was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of over 5,000.

THE INSTITUTION consists of four classes, viz.—FELLOWS, PROFESSIONAL ASSOCIATES, ASSOCIATES, and HONORARY MEMBERS, with a class of STUDENTS attached.

A Fellow must have qualified for that position by having acquired a practical knowledge of surveying in one or other of its branches as above defined, and have held for at least five years a responsible position in the profession ; and must have passed the Examinations called for by the Rules of Examination, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* A Fellow has the right, conferred by the Charter,

* *The Council possess only a very limited dispensing power as regards the Examinations.*

to use the letters F.S.I. after his name. A Fellow has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Chartered Surveyor."

A PROFESSIONAL ASSOCIATE must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Examinations. A Professional Associate has the right, conferred by the Charter, to use the letters P.A.S.I. after his name. A Professional Associate has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Professional Associate Chartered Surveyor."

An ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to unite with Surveyors in the advancement of professional knowledge.

An HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution ; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed one of the Examinations mentioned in the Rules, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of a Member of the Institution. Students are expected to enter for the Professional Examinations under the conditions laid down in the Rules of Examination.

A Student is entitled to the use of the Library and Loan Library, to attend the Meetings, and to receive the Transactions. For further privileges as to fees and percentage of marks, see paragraphs 10, 11, 12 and 14 of the Rules of Examination.

Scholarships open to Students and tenable for three years have been instituted at Oxford, Cambridge, and other Universities, of the value of £80 and £50 per annum. Particulars may be obtained from the Secretary of the Institution.

Candidates who have passed the Intermediate Examination may connect themselves with the Institution by enrolment as PROBATIONERS on payment of an annual subscription of One Guinea. Probationers are entitled to attend Meetings, to use the Institution buildings, museum and library, and to receive the Transactions. They can retain the position for three years after passing the Intermediate Examination.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows, or four Fellows and two Associates, certifying a practical knowledge of the candidate ; or, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will nominate the candidate for election by ballot.

The following are the rates of contribution to the funds :—

	Annual Subscription.				Admission Fee.		
	£	s.	d.		£	s.	d.
<i>Student</i>	1	1	0	.	—		
<i>Probationer</i>	1	1	0	.	—		
<i>Associate</i>	2	2	0	.	3	3	0
<i>Professional Associate</i> .	2	2	0	.	3	3	0
<i>Fellow</i>	3	3	0	.	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held as far as possible on alternate Mondays during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing visitors to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1915.

Honorary Members.

Date of Election and Transfer.	HONORARY MEMBERS.	Address.
Nov. 1904	ARMSTRONG, THE RT. HON. LORD	Jesmond Dene, Newcastle-on-Tyne.
Dec. 1880	BANKES, THE RIGHT HON. LORD	
M. Nov. 1910	JUSTICE ELDON	45, Eaton Square, S.W.
Jan. 1895	BEDFORD, HIS GRACE THE DUKE OF, K.G.	15, Belgrave Square, S.W.
April, 1910	CHALMERS, SIR ROBERT, K.C.B. . .	Government House, Colombo, Ceylon.
Dec. 1889	CHAPLIN, THE RT. HON. HENRY, M.P.	6, Charles Street, Berkeley Square, W.
Jan. 1887	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
Nov. 1910	COZENS-HARDY OF LETHERINGSETT, THE RT. HON. LORD, MASTER OF THE ROLLS	50, Ladbroke Grove, W.
Nov. 1908	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
Jan. 1909	DIBDIN, SIR LEWIS T., K.C., D.C.L.	Nobles, Dormansland, East Grinstead.
Nov. 1906	ELLIOTT, SIR THOMAS HENRY, K.C.B.	The Royal Mint, Tower Hill, E.C.
Mar. 1882	HAMILTON, HIS HONOUR JUDGE HENRY BEST HANS	3, Paper Buildings, Temple, E.C.
M. Nov. 1905	HOWARD, SIR EDWARD STAFFORD, K.C.B.	Office of Woods, etc., 1, Whitehall Place S.W.
Nov. 1901	HOWE, THE RIGHT HON. THE EARL, G.C.V.O.	Curzon House, Curzon Street, W.
Jan. 1911	JOHNSTON, COLONEL SIR DUNCAN, R.E., K.C.M.G., C.B.	8, Lansdowne Crescent, Edinburgh.
Mar. 1893	LINCOLNSHIRE, THE MOST HON. THE MARQUESS OF, K.G., G.C.M.G.	53, Prince's Gate, S.W.
Apr. 1885	M'CLELLAN, JOHN B., THE REV., M.A.	Ruthven, The Avenue, Richmond, Surrey.
Nov. 1888	MOULTON, THE RIGHT HON. LORD, K.C.B.	57, Onslow Square, S.W.
M. Feb. 1906		

Date of Election and Transfer.	HONORARY MEMBERS.	Address.
A. Jan. 1885	PARMOOR OF FRIETH, THE RIGHT	
C.F. Jan. 1914	HON. LORD, P.C., K.C.V.O., K.C. . .	1, Essex Court, Temple, E.C.
	|| ROGERS, JULIAN CLARKE . . .	Creefleet, Cumberland Gate, Kew, S.W.
A. April 1879	SMITH, SIR LUMLEY, K.C. . . .	25, Cadogan Square, S.W.
H.M. Dec. 1892	SUTTON, SIR HENRY	49, Lexham Gardens, W.
A. Dec. 1877	WHEELER, HIS HONOUR JUDGE	
H.M. April 1906	THOMAS WHITTENBURY, K.C. . .	32, Warwick Gardens, Kensington, W.
A. May 1886		
H.M. Nov. 1905		

|| Sessional Papers Gold Medal.

Total number of Honorary Members, 22.

Fellows.

The names of those Fellows who have qualified for the Class by Examination are distinguished thus*
The names of those Fellows who have gained Prizes at the Institution Examinations are distinguished thus‡

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
559	Jan. 1889	ABBEY, JOE BURMAN, A.M.I.C.E.	District Bank Chambers, Market Street Huddersfield.
034	Jan. 1884	ABBOTT, ROBERT THOMAS G. . .	Whitley House, Malton, Yorkshire.
449	A. Nov. 1891 F. Jan. 1895	*ABRAMS, BENJAMIN PERCY . .	40A, Brondesbury Villas, Kilburn, N.W.
998	Oct. 1913	*ABRAMS, JOHN EDWARD . . .	Council House, Birmingham.
463	Oct. 1912	ADAIR, GERALD A., B.E. (<i>Dublin</i>), A.M.I.C.E.	South Eastern Railway Company, Dublin.
2741	Sep. 1895	ADAIR, JOHN OLPHERT . . .	Ballynoe, Tullow, Co. Carlow.
3171	Oct. 1897	ADAM, THOMAS	27, Union Street, Glasgow.
1105	Feb. 1884	ADAMS, HENRY, M.I.C.E., M.I.M.E.	60, Queen Victoria Street, E.C.
3399	Oct. 1913	*ADAMS, THOMAS	Commission of Conservation, Ottawa, Canada.
3192	A. Oct. 1897 F. Nov. 1901	*ADDIE, JOHN HEATHCOTE . . .	Estate Office, Powis Castle, Welshpool, Montgomeryshire.
1504	Dec. 1888	ADDIE, PETER	City Valuers Department, The Exchange, Corn Street, Bristol
612	Feb. 1881	ADDIE, WILLIAM FORRESTER . .	Powis Castle Estate Office, Welshpool, Montgomeryshire.
3072	A. Oct. 1896 F. Oct. 1900	*ADDISCOTT, HENRY HUGH . . .	32, Craven Street, Charing Cross, W.C.
1439	A. Jan. 1888 F. Jan. 1891	*†ADKIN, BENAIAH WHITLEY . .	82, Victoria Street, S.W.
684	A. Dec. 1881 F. Nov. 1886	ADKIN, CHARLES DUNCAN . . .	Wantage and Abingdon, Berks.
6479	Oct. 1912	*AISH, CLIFFORD AUGUSTUS . .	526, Oxford Street, W.
3452	Feb. 1899	AITKEN, JOHN MALCOLM . . .	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
5366	Oct. 1908	AITKENHEAD, WILLIAM . . .	Roughlands, Carron, Stirlingshire.
2743	Sep. 1895	ALEXANDER, HENRY GEORGE SAMUEL, COLONEL	Carrickmore House, Carrickmore, Co. Tyrone.
5327	Feb. 1908	ALLAN, ROBERT	Halfway House, Whitburn, N.B.
3388	A. Oct. 1898 F. Apr. 1902	*ALLSEBROOK, ARTHUR, B.Sc. (<i>Edin.</i>)	Link Elm, Malvern Link, Worcester- shire.
4127	A. Oct. 1903 F. Oct. 1913	*ALLSOP, BENJAMIN GEORGE KIDSTON	141, Park Road, Regent's Park, N.W.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3073	A. Oct. 1886 F. Dec. 1902	*AMBLER, SYDNEY WOOD ..	Estate Office, Sandbeck Park, Tickhill, near Rotherham, Yorkshire.
2503	A. Nov. 1892 F. Nov. 1893	*§ AMOS, FRANK	3, The Parade, Canterbury, Kent.
2744	Sep. 1895	ANDERSON, ALEX. CAREW ..	Ballymountain, Waterford.
3172	Oct. 1897	ANDERSON, ROBERT	Property Agent, 95, Bath Street, Glasgow.
597	A. Jan. 1881 F. Mar. 1884	ANDERSON, ROBERT	The Barton, Cirencester.
1635	Dec. 1889	ANDREW, THOMAS HAWKES ..	Northwood, Minehead, Somerset.
1792	May 1890	ANDREWS, JOHN	13, Basinghall Street, E.C.
3342	A. Oct. 1898 F. Feb. 1900	*ANGEL, FRANCIS HOUGHTON ..	7, Wolseley Gardens, Gunnersbury, W.
5589	Oct. 1909	ANTHONY, ERNEST JOHN ..	95, Lower Leeson Street, Dublin.
3953	A. Oct. 1902 F. Sep. 1903	*APPLEBY, JOHN HENRY JAMES ..	Corona, Chester Road, Northwood, Middlesex.
4886	Oct. 1906	*APPS, BENJAMIN CHARLES ..	1, Bury Street, Guildford.
2649	A. Oct. 1894 F. Mar. 1896	*†§ ARIS, JOHN WHITTON, M.A. (Oxon)	Lois Weedon, Denbigh Gardens, Richmond, Surrey.
1133	Apr. 1884	ARMISTEAD, RICHARD, A.M.I.C.E.	10, Booth Street, Bradford, Yorkshire.
3782	A. Oct. 1901 F. June 1912	*ARMSTRONG, ALBERT LESLIE ..	14, Swaledale Road, Sheffield.
3005	Jan. 1896	ARMSTRONG, ELLIOTT GRAHAM, B.A. (Dublin)	Rent Office, Ahascragh, Ballinasloe, Co. Galway, Ireland.
7546	Feb. 1915	ARMSTRONG, HENRY	Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
5590	Oct. 1909	ARMSTRONG, REGINALD GRAVES	Estate Office, Shelton Abbey, Arklow, Co. Wicklow.
791	Apr. 1882	ARMSTRONG, THOMAS JOHN ..	14, Hawthorn Terrace, Newcastle-on-Tyne.
1730	Feb. 1890	ARMYTAGE, SIR GEORGE, BART.	Kirklees, Brighouse, Yorkshire.
3042	A. June 1896 F. Nov. 1900	*ARNO, SAMUEL	67, Dunsmure Road, Stamford Hill, N.
7455	Oct. 1914	ARNOLD, THOMAS	The Park, Llanelly, Carmarthen.
1280	A. Dec. 1885 F. Jan. 1896	*§ ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
3075	A. Oct. 1896 F. Oct. 1898	*ASHENDEN, LEONARD THOMAS ..	Westgate, Canterbury, Kent.
4898	A. Oct. 1906 F. Dec. 1911	*ASKWITH, ARTHUR	29, Nevilledale, Durham.
1750	A. Feb. 1890 F. July 1901	*† ASSITER, HARRY G.	The Weald House, Harrow Weald, Middlesex.
3785	A. Oct. 1901 F. Oct. 1907	*AUSTIN, FRANK HOLMAN	Church Hill, Epping, Essex.
1408	A. Dec. 1887 F. Oct. 1891	*AUSTIN, RICHARD	Bishop's Waltham, Hants.
1878	A. Nov. 1890 F. May 1903	*AYLEN, CECIL HUGH	Huntingdon Lodge, Benhill Road, Sutton, Surrey.
1913	Jan. 1891	AYNSLEY, ROBERT JOHN	Fencer Hill, Gosforth, Newcastle-on-Tyne.

† Special Sanitary Science Diploma.

‡ Special Forestry Diploma.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1905	BACON, FREDERICK JOSEPH ..	Rating Department, Treasury, S.W.
A. Oct. 1897 F. Nov. 1901	*BADDELEY, BERNARD BERESFORD	12, Abchurch Lane, E.C.
Oct. 1900	BAGOT, LEWIS BROWN, CAPTAIN	2, Woodhill Villas, Tivoli, Cork.
A. Oct. 1893 F. Feb. 1896	*BAILEY, LOUIS HEWITT	Kuru, Flackwell Heath, High Wycombe, Bucks.
A. Oct. 1901 F. Sep. 1906	*BAILEY, PERCIVAL HENRY ASHBY	Valuers' Department, Prudential Chambers, Lichfield Street, Wolverhampton, Staffs.
May 1891	BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.
Sep. 1895	BAILLIE, JOHN ROBERT, COL. ..	Abercorn Estate Office, Strabane, Co. Tyrone.
Nov. 1891	BAINES, MATTHEW TALBOT, M.A. (<i>Cantab.</i>)	Bowood, Calne, Wiltshire.
Oct. 1905	BAKER, ERNEST JOHN	H.M. Dockyard, Rosyth, Dunfermline.
A. Oct. 1906 F. June 1912	*BALL, JAMES ROBERT	L. and N.W. Rly. Estate Department, Euston Station, N.W.
A. Jan. 1890 F. Dec. 1891	*BALL, WILLIAM ALFRED	Old Bond Street House, 6-8, Old Bond Street, W.
A. Oct. 1902 F. Oct. 1909	*BAMFORD, WALTER HERBERT ..	23, Compayne Gardens, Hampstead, N.W.
A. Nov. 1890 F. Nov. 1893	*BANCROFT, FREDERICK HERBERT	78, King Street, Manchester.
A. Oct. 1903 F. Feb. 1901	*BANKS, FREDERICK STUART ANGUS	Lloyd's Bank Chambers, Leicester.
Oct. 1907	BANKS, JOHN WILLIAM	H.M. Office of Works, 3, Central Buildings, Westminster, S.W.
A. Oct. 1905 F. Nov. 1912	*BANNISTER, MONTAGU DOUGLAS	Buntinghill, Cuckfield, Sussex.
A. Oct. 1903 F. June 1912	*BARE, ARNOLD EDWIN	Kingsgate House, 115, High Holborn, W.C.
Oct. 1903	*BARKER, CHARLES	96, Ladywell Road, Lewisham, S.E.
A. Nov. 1892 F. Nov. 1898	*BARKER, GEOFFREY LIONEL ..	Teigngrace House, Teigngrace, Newton Abbot, Devonshire.
Mar. 1891	BARKER, HORACE RICHARD ..	13, Lowndes Street, Belgravia, S.W.
A. Dec. 1889 F. June 1891	*BARNES, GEORGE FREDERICK ..	New Square, Chesterfield, Derbyshire.
Oct. 1911	*BARNES, HARRY	4, Summerhill Grove, Newcastle-on-Tyne.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3545	A. Oct. 1893	*BARNES, STEPHEN ALLEN	4, Adam Street, Adelphi, W.C.
5622	F. Oct. 1899 A. Oct. 1903 F. June 1911	*BARR, JAMES	221, West George Street, Glasgow.
4881	Oct. 1906	BARRETT, JAMES	H.M. Office of Works, 3, Central Buildings, Westminster, S.W.
2749	Sep. 1895	BARRINGTON, JOHN BEATTY ..	Barrington Street, Limerick.
2058	May 1891	BARTON, HARRY HOWELL ..	69, Sandgate Road, Folkestone, Kent.
2750	Sep. 1895	BARTON, HENRY DUPRE MALKIN	The Bush, Antrim, Ireland.
2562	Oct. 1893	BARTON, SIR JOHN GEORGE, C.B.	General Valuation and Boundary Survey Office, 6, Ely Place, Dublin.
4362	A. Oct. 1904 F. Dec. 1912	*BARTON, SYDNEY FREDERICK ..	Forest View, The Drive, Walthamstow, N.E.
3642	A. Oct. 1900 F. Nov. 1901	*BASLEY, HAROLD PULLAM ..	163, North Street, Brighton.
6480	Oct. 1912	*BATE, ERNEST MONTAGU ..	Council Offices, Frinton-on-Sea, Essex.
1986	Mar. 1891	BATEY, HENRY SIMPSON ..	51, South King Street, Manchester.
726	Feb. 1882	BATH, FRED, F.R.I.B.A. ..	Crown Chambers, and Sandown House, Church Fields, Salisbury.
1918	Jan. 1891	BATHER, JOHN T... ..	9, The Square, Shrewsbury.
2161	Nov. 1891	BATSTONE, ROWLAND ROBERT..	110, Cannon Street, E.C.
3789	A. Oct. 1901 F. June 1912	*BATTERBURY, NORMAN BONIFACE	Brook House, Francis Street, W.C.
3346	A. Oct. 1898 F. Nov. 1901	*BAVERSTOCK, HAROLD BRIDGE..	Godalming, Surrey.
4364	A. Oct. 1904 F. Jan. 1908	*BAXENDALE, FREDERICK GIESEN	Corbally, Arbrook Lane, Esher, Surrey.
2481	Feb. 1892	BAXTER, GEORGE	1, Frederick's Place, E.C.
5329	Feb. 1908	BAXTER, JOHN	243, St. Vincent Street, Glasgow.
3643	A. Oct. 1900 F. Oct. 1911	BAYLIS, ALBERT EDWARD ..	H.M. Office of Works, 3, Central Buildings, Westminster, S.W.
1881	A. Nov. 1890 F. Feb. 1898	*BEADEL, MAURICE FREDERICK..	97, Gresham Street, E.C.
2163	Nov. 1891	BEALE, ROBERT J., A.R.I.B.A. ..	17, Old Queen Street, Westminster, S.W.
5585	Oct. 1909	BEALE, SYDNEY BENJAMIN ..	Sutton House, Brighton Road, Sutton, Surrey.
2753	Sep. 1895	BEAMISH, WILLIAM HENRY ..	11, South Mall, Cork.
4109	A. Feb. 1903 F. Jan. 1910	*BEASLEY, THOMAS CALVERT PLATT	Harston, Grantham, Lincolnshire.
5821	Feb. 1910	BEATTIE, GEORGE LENNOX ..	136, George Street, Edinburgh.
2164	Nov. 1891	BECK, ARTHUR CLEMENT ..	Castle Rising, King's Lynn, Norfolk.
1457	Feb. 1888	BECK, EDWARD WILLIAM ..	16, Bank Street, Norwich.
5591	Oct. 1909	BECKETT, W. FRANK	6, Clare Street, Dublin.
1561	Jan. 1889	BECKWITH, HENRY LANGTON ..	3, Cook Street, Liverpool.
4133	A. Oct. 1903 F. June 1910	*BEDDALL, HERBERT BOWMAN, N.D.A.	11, Pydar Street, Truro.
959	A. May 1883 F. May 1887	*BEDELLS, CHARLES HERBERT ..	6, John Street, Bedford Row, W.C.
2851	A. Oct. 1894 F. May 1903	*BEKEN, GEORGE KINGSNORTH..	23 and 24, Eldon Street, E.C.
1594	A. Feb. 1889 F. Dec. 1896	*BELCHER, EDWARD JOHN ..	Wantage, Berks.

tp. no.	Date of Election and of Transfer.	FELLOWS.	Address.
90	A. Oct. 1901 F. Nov. 1903	*BELL, ALBERT HENRY.. ..	Kingsmead, 13, Chatsworth Road, Brighton.
20	Oct. 1898	BELL, ANDREW WALKER.. ..	23, Queen Anne Street, Dunfermline.
30	Feb. 1908	BELL, GEORGE	212, St. Vincent Street, Glasgow.
58	Feb. 1888	BELL, JOSEPH ASKEW.. ..	Rufford Estate Office, Ollerton, Notts.
62	A. Dec. 1889 F. Apr. 1894	*BELLINGHAM, ARCHIBALD TURNER	Seaford House, Belgrave Square, S.W.
88	Mar. 1875	BENNETT, THOMAS OATLEY ..	6, Durham Terrace, Bayswater, W.
33	A. Oct. 1875 F. June 1915	*BENTLEY, HAROLD EDWIN.. ..	43, Chancery Lane, W.C.
48	A. Oct. 1898 F. Sep. 1904	*BERRY, CHARLES WINDSOR ..	51, North John Street, Liverpool.
49	A. Oct. 1898 F. Nov. 1905	*BETENSON, FREDERIC ROGER ..	13, Great James St., Bedford Row, W.C.
84	Dec. 1883	BETRIDGE, EDWARD	28, Waterloo Street, Birmingham.
50	A. Oct. 1898	BETRIDGE, JOHN CHARLES	
00	F. Oct. 1905	LEBON	Works Department, Admiralty, S.W.
05	A. Nov. 1892 F. Oct. 1894	*BEVEN, SEPTIMUS	15, Moorfields, E.C.
90	Mar. 1869	BIDWELL, CHAS., M.A. (<i>Cantab.</i>)	
		(<i>Past-President</i>)	Ely, Cambridgeshire.
25	A. Feb. 1894 F. Feb. 1896	*BIDWELL, JOHN EVANS, M.A. (<i>Cantab.</i>)	11, Benet Street, Cambridge, and Fox Hill, Great Shelford, Cambridge.
97	A. Oct. 1897 F. May 1900	*BIDWELL, PHILLIP SHELFORD ..	St. Mary's Street, Ely, Cambridgeshire.
50	A. Oct. 1913 F. Oct. 1914	*BIGGS, WALTER WOODBRIDGE ..	Union Bank Chambers, 61, Carey Street, Lincoln's Inn, W.C.
12	A. Oct. 1907 F. Oct. 1914	*BIGWOOD, ERNEST GUY	158, Edmund Street, Birmingham.
22	Oct. 1911	BIGWOOD, ERNEST J.	158, Edmund Street, Birmingham.
67	Nov. 1891	BILSON, JOHN, F.R.I.B.A.	23, Parliament Street, Hull, Yorkshire.
69	May 1891	BINGHAM, ALFRED JOHN	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
19	Jan. 1891	BINGHAM, FREDERICK HENRY..	5, Bolton Street, Piccadilly, W.
21	Oct. 1898	BINNIE, THOMAS	207, Hope Street, Glasgow.
36	A. Oct. 1903 F. Nov. 1912	*BINNS, HENRY WILLIAM	141, Park Road, N.W.
34	A. Oct. 1895 F. Oct. 1900	*BIRCH, FRANCIS JULIAN LAURENCE	Upper Bordean, Petersfield, Hampshire.
69	A. Oct. 1893 F. Apr. 1895	*BIRCH, RICHARD ELWYN, B.A. (<i>Cantab.</i>)	Bryncelyn, St. Asaph, Flintshire.
30	A. Dec. 1886 F. Nov. 1889	*BIRCH, WALTER DE HOGHTON..	Hoghton Estate Office, Walton Hall, Preston, Lancashire.
36	Nov. 1888	BIRD, JAMES BINFIELD	Kingswood, Sandown, Isle of Wight.
54	May 1884	BIRD, WALTER	24, Wynnstay Gardens, Kensington, W.
51	A. Jan. 1887 F. Feb. 1889	BIRKETT, TOM	Foxton House, Penrith, Cumberland.
30	Oct. 1911	*BISCOE, FRANCIS EDWIN	45, Finsbury Square, E.C., and 2, College Road, Harrow-on-the-Hill, Middlesex.
94	May 1890	BISHOP, CHARLES.. ..	Regent Circus, Swindon, Wilts.
63	Oct. 1893	*BLACKBOURN, HENRY.. ..	8, Claremont Road, Tunbridge Wells, and 14, John Street, Bloomsbury, W.C.

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1326	Dec. 1886	BLACKFORD, ARTHUR	195, Strand, W.C.
2754	Sep. 1895	BLACKLEY, TRAVERS ROBERT ..	Drumbar, Cavan, Ireland.
3455	Feb. 1899	BLAIR, ALEXANDER	9, Wemyss Place, Edinburgh.
7483	Oct. 1914	BLAIR, THOMAS	Hoprig Mains, Gladsmuir, Haddingtonshire.
3200	A. Oct. 1897 F. June 1897	*|| BLAKE, EDWIN HOLMES	82, Victoria Street, S.W.
1262	Mar. 1885	BLAKE, FREDERICK	46, Commercial Road, Portsmouth, Hants.
883	Feb. 1883	BLAKE, WILLIAM JOHN	45, High Street, Croydon, Surrey.
2169	Nov. 1891	BLENOWE, GEORGE	Bury St. Edmunds, Suffolk.
2170	Nov. 1891	BLETSOE, HENRY HOPKINSON ..	Thrapston, Northamptonshire.
4138	A. Oct. 1903 F. Dec. 1912	*BLISS, FRANCIS GEORGE	106, Cheapside, E.C.
3645	A. Oct. 1900 F. Nov. 1901	*BLISS, THOMAS CUSHWAY	106, Cheapside, E.C.
1988	Mar. 1891	BLIZARD, JOHN HENRY, A.M.I.C.E.	Lansdowne House, Castle Lane, Southampton.
7486	Oct. 1914	BLOOMER, JOSIAH	19, Priory Street, Dudley, Worcester-shire.
7547	Feb. 1915	BLOSSE, HENRY LYNCH	Worcester Chambers, Swansea.
2935	A. Oct. 1895 F. July 1905	*BLOUNT, EDWARD	4, Frederick's Place, E.C.
4139	A. Oct. 1903 F. Dec. 1910	*BLUNT, FRANCIS EDWARD	Valuation Department, Inland Revenue, 12, St. John's Lane, Liverpool.
3154	A. Feb. 1897 F. May 1900	*BLUNT, MONTAGUE CECIL	Eldama Ravine, British East Africa.
4372	A. Oct. 1904 F. Sep. 1905	*BODDINGTON, PERCY EDGAR ..	Inland Revenue, 51, Queen Street, Exeter.
1882	A. Nov. 1890 F. Aug. 1893	*BODY, ARTHUR, A.R.I.B.A.	12, Princess Square, Plymouth, Devon, and 48, Corn Street, Bristol.
331	Feb. 1874	BOLAM, CHARLES GODFREY	Dunchurch, Rugby, Warwickshire, and 82 and 83, Palace Chambers, S.W.
6464	Oct. 1912	BOLAND, CHARLES JAMES	Chief Valuer, General Valuation Office, Ireland.
408	Dec. 1875	BOLDEN, JOHN LEONARD, M.A. (<i>Cantab.</i>)	28, Lansdowne Road, Holland Park, W.
5592	Oct. 1909	BOLTON, SAMUEL H.	6, Churchill Terrace, Ball's Bridge, Co. Dublin.
2060	May 1891	BOND, DOUGLAS VALE	22, Surrey Street, Strand, W.C.
199	May 1869	BOND, ERASMUS	Broadlands, St. George's Avenue, Weybridge, Surrey.
3502	Oct. 1899	*BOOKER, FRANK WILLIAM	34, Mapperley Road, Nottingham.
2653	A. Oct. 1894 F. Nov. 1895	*BOOTH, GILBERT WILLIAM	45 and 46, Chandos St., Charing Cross, W.C.
1883	A. Nov. 1890 F. June 1891	*BOULTING, FREDERICK EDWARD	182, Oxford Street, W.
3647	A. Oct. 1900 F. June 1906	*BOURCHIER, CLAUD J... ..	Charleville Estate Office, Tullamore, King's Co.

p. p.	Date of Election and of Transfer.	FELLOWS.	Address.
5	May 1890	BOURNE, ROBERT ELLIOTT ..	Elwell, Totnes, Devon.
1	A. Oct. 1897 F. Dec. 1902	*BOWDEN, HARRY.. .. .	Wilts and Dorset Bank Chambers, George Street, Plymouth.
4	A. May 1891 F. Nov. 1899	*§BOWDEN, JOHN FRIENDSHIP ..	Bedford Chambers, Exeter.
7	Apr. 1890	BOWDITCH, HENRY	103, George Street, Croydon.
7	Oct. 1914	BOWEN, DAVID	62, Cardigan Road, Headingley, Leeds.
8	Feb. 1915	BOWEN-JONES, WILLIAM THOMAS	Bronala, Carnarvon.
8	Apr. 1890	BOWLEY, JOHN CROSS.. .. .	Clonsah, 24, Gildredge Road, East- bourne.
5	Oct. 1897	BOXSHALL, HENRY EDWIN, MAJ.	Royal Engineer Office, R.M. College, Camberley, Surrey.
5	Jan. 1890	BOYD, JOHN JERMYN.. .. .	Heath View, Weybridge, Surrey, and Estate Offices, Hamilton Place, W.
31	A. Oct. 1902 F. May 1905	*§BOYTON, BERTRAM ALFRED ..	70, Coleman Street, E.C.
25	Nov. 1886	BRACKETT, ARTHUR WILLIAM ..	27, High Street, Tunbridge Wells, Kent.
34	A. Nov. 1890 F. May 1892	*BRACKETT, FREDERICK HENRY..	27, High Street, Tunbridge Wells, Kent.
70	Jan. 1883	BRACKETT, WILLIAM	27, High Street, Tunbridge Wells, Kent.
32	A. Oct. 1897 F. Apr. 1902	*BRACKETT, WILLIAM NEWBEGIN	Market Place, Retford, Nottinghamshire.
13	A. Oct. 1899 F. June 1912	*§BRADSHAW, ARTHUR GEORGE ..	Town Hall, Lancaster.
24	A. Dec. 1888 F. Nov. 1893	*BRADY, RALPH HOLLINSHED ..	17, Warren Street, Stockport, Cheshire, and 42, John Dalton St., Manchester.
97	Dec. 1887	BRAILSFORD, HENRY	Park Nook, near Derby.
33	A. Oct. 1902 F. Apr. 1911	*BRAMLEY, FRANCIS HERBERT ..	The White Building, Fitzalan Square, Sheffield.
41	Jan. 1888	BREACH, BENJAMIN I'ANSON..	29, Fleet Street, E.C.
64	A. Oct. 1902 F. Oct. 1909	*BREALEY, REGINALD WOOD- HOUSE	Daisy Bank, Leek, Staffordshire.
24	Oct. 1895	*BREEDS, ARTHUR OWEN	37, Russell Square, W.C.
15	A. Oct. 1901 F. Nov. 1912	*BRENT, THOMAS	Messrs. Chesterton and Sons, Norbury Manor Estate Office, London Road, Norbury, S.W., and 8, Norbury Crescent, Norbury, S.W. (Surrey Committee.)
76	Nov. 1891	BRERETON, THOMAS BLOOMFIELD SADLEIR	292, High Holborn, W.C.
106	Oct. 1909	*BRESSEY, CHARLES HERBERT..	91 & 93, Bishopsgate, E.C.
21	Jan. 1891	BRIANT, ROBERT.. .. .	200, Kennington Park Road, S.E.
76	Oct. 1908	*BRICKWELL, ALFRED JAMES ..	Surveyor's Office, Great Northern Rail- way, King's Cross, N.
58	Sep. 1895	BRIDGE, HENRY POWELL	Racket Hall, Roscrea, Tipperary.
70	Feb. 1887	BRIDGFORD, ERNEST JAMES ..	65, King Street, Manchester.
48	A. Oct. 1900 F. Jan. 1911	*§BRIERLEY, HUGH COLLEY ..	City Surveyor's Office, Town Hall, Manchester.

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4341	Oct. 1904	*BRIGGS, ARTHUR.. . . .	9, Albert Square, Manchester.
3080	A. Oct. 1896 F. Feb. 1900	*BRIGHTON, GEORGE LAWRENCE	21, Queen Anne's Gate, Westminster, S.W.
2506	A. Nov. 1892 F. Jan. 1896	*BRINKWORTH, ROBERT EDWIN..	3, Northumberland Buildings, Queen Square, Bath, Somersetshire, and Chippenham, Wiltshire.
2655	A. Oct. 1894 F. Mar. 1899	*BRINSLEY, HERBERT GEORGE WILLIAM	15, New Bridge Street, E.C.
4141	A. Oct. 1903 F. Oct. 1909	*BROADBENT, WILLIAM .. .	Hopwood, Horsforth, near Leeds.
2759	Sep. 1895	BROADLEY, EDWARD BARRY, MAJOR	73, South Mall, Cork.
2177	Nov. 1891	BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale, Lancashire, and Todmorden, Yorkshire.
2178	Nov. 1891	BRODRICK, FREDERICK STEAD ..	York Chambers, Lowgate, Hull.
4377	A. Oct. 1904 F. Nov. 1909	*BROOK, HARRY	District Valuer's Office, 39, Kimbolton Road, Bedford.
1990	Mar. 1891	BROOKS, CHARLES WILLIAM, A.R.I.B.A.	Vernon House, Sicilian Avenue, Bloomsbury Square, W.C.
2938	A. Oct. 1895 F. Nov. 1897	*BROOKS, JOHN McMULLEN.. .	4, Queen Victoria Street, E.C.
2939	A. Oct. 1895 F. Mar. 1899	*BROOKS, PHILIP FULLER .. .	4, Queen Victoria Street, E.C.
1834	Nov. 1890	BROSTER, ROBERT BUCK .. .	Craven Bank Chambers, North Street, Keighley, Yorkshire.
2135	A. May 1891 F. May 1893	*BROWN, ALEXANDER BURNETT..	Lennox House, Norfolk Street, Strand, W.C.
3353	A. Oct. 1898 F. Mar. 1903	*BROWN, ARTHUR ALLEN .. .	83, High Street, Croydon, Surrey.
3456	Feb. 1889	BROWN, CHARLES	Kerse Estate Office, Falkirk, Stirlingshire.
6993	Oct. 1913	BROWN, CLARENCE	H.M. Office of Works, 3, Central Buildings, Westminster, S.W.
1500	Nov. 1888	BROWN, FRANK JOHN.. . . .	Tring, Herts.
6481	Oct. 1912	*BROWN, GEORGE THOMAS, F.R.I.B.A.	51, Fawcett Street, Sunderland, Durham.
2507	A. Nov. 1892 F. Jan. 1899	*BROWN, GEORGE TURVILLE ..	11, Little College St., Westminster, S.W.
5094	Oct. 1907	*BROWN, REGINALD, M.I.C.E., M.I.M.E.	Osterley, Longford Avenue, Southall, Middlesex; Town Hall, Southall; and 21, Old Queen St., Westminster, S.W.
7488	Oct. 1914	BROWN, WESTGARTH FORSTER..	Guildhall Chambers, Cardiff.
2061	May 1891	BROWN, WILLIAM	63, John Street, Glasgow.
1313	May 1886	BROWN, WILLIAM BLUMFIELD..	104, High Holborn, W.C.
4379	A. Oct. 1904 F. June 1911	*BROWN, WILLIAM ERNEST.. .	39, Pepper Street, Chester.
3967	A. Oct. 1902 F. Jan. 1904	*BROWN, WILLIAM HENRY.. .	40, Fawnbrake Avenue, Herne Hill, S.E., and 19, Craven Street, Strand, W.C.
2761	Sep. 1895	BROWNE, ERNEST H. .. .	Brookfield, Tullamore, King's County.
1142	A. Apr. 1884 F. Apr. 1890	BROWNE, FLINT	30, Watling Street, E.C.

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A. Jan. 1884	BRUCE, ROBERT KNIGHT	5, Essex Villas, Camden Hill, W.
F. Mar. 1890	BRUNICARDI, DOMINIC N.	Valuation Office, 6, Ely Place, Dublin.
Oct. 1902		
A. Oct. 1899	*BRUTON, BASIL VASSAR	Albion Chambers, King Street, Gloucester.
F. June 1909		
Feb. 1892	BRUTON, HENRY WILLIAM	Albion Chambers, Gloucester.
Oct. 1899	BRYANT, GEORGE HERBERT, CAPT.	20, Victoria Road, Salisbury.
Oct. 1912	*BRYDEN, CHARLES JOHN	
	BAXTER	167, St. Vincent Street, Glasgow.
Jan. 1886	BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
Jan. 1889	BUCK, HERBERT WILSON	Pierpoint Street, Worcester.
A. Oct. 1912	*BUCKINGHAM, CLAUDE SOMERSET	11A, Prince of Wales Road, Norwich.
F. Nov. 1913		
A. Dec. 1885	*BUCKLAND, ALFRED VIRGOE ..	20, Bucklersbury, E.C.
F. Jan. 1889		
Dec. 1871	BUCKLAND, FRANK BOWRY ..	Windsor, Berks.
Jan. 1890	BUCKLAND, HENRY DUNEAU ..	4, Bloomsbury Sq., W.C., and Windsor.
A. May 1891	*BUCKLAND, SIDNEY CRAWFORD ..	4, Bloomsbury Square, W.C., and Windsor, Berks.
F. Oct. 1894		
Nov. 1891	BULL, WALTER	4, Queen Victoria Street, E.C.
A. Oct. 1904	*BURCH, HERBERT	66, Cromwell Avenue, Highgate, N.
F. Apl. 1915		
A. Oct. 1905	*BURGE, JAMES THOMAS	Bombay Improvement Trust, Bombay.
F. Dec. 1911		
A. Oct. 1897	*BURGESS, HENRY HERBERT	c/o United Kingdom Provident Institution, 196, Strand, W.C.
F. Nov. 1900	PHILIP	
Sep. 1895	BURKE, HENRY ANTHONY	Drumkeen, Ballinamallard, Co. Fermagh.
Feb. 1912	BURKE, MARTIN JOSEPH	H.M. Office of Works, Dublin.
Sep. 1895	BURKE, WILLIAM CREAGHE ..	Cloonee, Ballinrobe, Co. Mayo.
A. Oct. 1906	*†BURKETT-SMITH, CECIL SYDNEY	31, St. Mary Abbott's Terrace, Kensington, W.
F. Apr. 1911		
A. Oct. 1900	*BURMAN, WILLIAM	Estate Office, Kiveton Park, near Sheffield
F. June 1914		
May 1890	BURMESTER, JOHN WILLIAM	
	STANLEY, F.R.I.B.A.	13, Queen Anne's Gate, Westminster, S.W.
A. Oct. 1905	*BURN, JOSEPH	Prudential Assurance Company, 142, Holborn Bars, E.C.
F. Jan. 1912		
Nov. 1891	BURNET, FRANK	180, Hope Street, Glasgow.
May 1890	BURNETT, ALFRED ANDREW ..	2, High Street, Southampton, and Shawford, Hants.
Dec. 1881	BURNETT, SIR DAVID, BART. ..	12, Abchurch Lane, E.C.
A. Oct. 1902	*BURNETT, JOHN	Gopsall, Atherstone, Warwickshire.
F. Sep. 1904		
A. Oct. 1905	*BURNETT, LESLIE TREW	12, Abchurch Lane, E.C.
F. Apr. 1913		
C.F. June '96	BURNS, GAVIN JAMES, B.SC.	209, Shooters Hill Road, Blackheath, S.E.
F. June 1897	(Lond.)	

† Special Sanitary Science Diploma.

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3655	A. Oct. 1900 F. Dec. 1901	*†BURR, HARRY	Estate Office, Letchworth, near Hitchin Hertfordshire.
4644	A. Oct. 1905 F. Apr. 1908	*BURR, THOMAS ARNOLD	5, Queen Square, Bloomsbury, W.C.
3355	A. Oct. 1898 F. Jun. 1904	*BURROUGHES, CHARLES FITZPAT- RICK	Estate Office, Quidenham, Attleborough, Norfolk.
379	Feb. 1875	BURROUGHES, THOMAS HENRY ..	37, Lincoln's Inn Fields, W.C., and 16, Lower Berkeley Street, W.
1832	A. Dec. 1886 F. Jan. 1890	*BURROWS, ALFRED JOHN	41, Bank Street, Ashford, Kent.
1216	Dec. 1884	BURTENSHAW, ALBERT	Hailsham, Sussex.
3356	A. Oct. 1898 F. July 1901	*BURTENSHAW, ALBERT KING ..	Hailsham, Sussex.
2940	A. Oct. 1895 F. Jan. 1897	*BURTON, AMOS, A.M.I.C.E. . .	Borough Engineer, Town Hall, Stoke- upon-Trent, Staffordshire.
3357	A. Oct. 1898 F. Sep. 1902	*BURTON, REGINALD ROBERT ..	London County Council, Spring Gardens, S.W.
5584	Oct. 1909	BURY, JOSHUA	8, John Dalton Street, Manchester.
1411	A. Dec. 1887 F. May 1891	*BUSHELL, HENRY	40, Great James Street, Bedford Row, W.C.
2657	A. Oct. 1894 F. Nov. 1899	*BUTLER, ALBERT ERNEST	28, Broad Street, Wokingham, Berkshire.
3205	A. Oct. 1897 F. May 1900	*BUTLER, CHARLES	18, Queen Street, Huddersfield, Yorkshire
2766	Sep. 1895	BUTLER, WALTER SELBY	Green Mount, Castle Bellingham, Co. Louth.
3802	A. Oct. 1901 F. Nov. 1906	*CABLE, CHARLES VINCENT	66, Princes Avenue, Church End, Finchley, N.
2184	Nov. 1891	CABLE, JAMES M., A.R.I.B.A. ..	56, Ludgate Hill, E.
1638	Dec. 1889	CÆSAR, CHARLES EDWARD	105, Tooley Street, Southwark, S.E.
2185	Nov. 1891	CALVERT, ARTHUR RICHARD	18, Low Pavement, Nottingham.
5331	Feb. 1908	CAMERON, ANGUS	Seafeld Estates Office, Elgin, N.B.
2942	A. Oct. 1895 F. Dec. 1896	*CAMPBELL, HUGH BRUCE	Heydon Hills, Weedon, Northants.
4110	A. Feb. 1903 F. Sep. 1904	*CANCH, THOMAS RICHARD	3, Greenbank Crescent, Morningside, Edinburgh.
3969	A. Oct. 1902 F. Dec. 1904	*CANDY, WALTER EMMANUEL ..	Encombe, Wareham, Dorset.
1377	Mar. 1887	CANNING, WILLIAM BROWNE ..	Salisbury, Wiltshire.
6131	Oct. 1911	*CANTLAY, ROBERT WILLIAM ..	84, Colvestone Crescent, Dalston, N.E.
800	A. Apr. 1882 F. Jan. 1883	CARPENTER, EVAN GEORGE	4, Wellesley Court Road, Croydon.
2769	Sep. 1895	CARSON, WILLIAM B.	Broomfield, Malahide, Co. Dublin.
2943	A. Oct. 1895 F. Nov. 1898	*CARTWRIGHT, ALFRED STOTT ..	Council Office, Wilmslow, Cheshire.
2188	Nov. 1891	CARTWRIGHT, JOSHUA, M.I.C.E. .	21, Parsons Lane, Bury, Lancashire.
1991	Mar. 1891	CASTELL, CHARLES SMITH	2, Pont Street, Belgrave Square, S.W.

Date of Election and of Transfer.	FELLOWS.	Address.
A. May 1884 F. Nov. 1887	CASTLE, SYDNEY CHARLES COURTENAY, A.I.C.E.	37, Outer Temple, 222, Strand, W.C., and St. Aubyn's Close, Whitworth Road, South Norwood, S.E.
Mar. 1872	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
Jan. 1875	CAVE, HENRY H. .. .	Estate Office, Rugby, Warwickshire.
Apr. 1888	CAVE, THOMAS NEWMAN .. .	Horton, Northamptonshire.
Nov. 1890	CHALK, HENRY PHILIP .. .	Linton, Cambridgeshire.
A. Feb. 1897 F. June 1899	*CHAMBERLAIN, GEORGE ARTHUR RADDON	Whitegates, Enville, near Stourbridge, Worcestershire.
A. Oct. 1894 F. Feb. 1896	*§CHAMBERS, THEODORE GERVASE	8, North Street, Westminster, S.W.
Sep. 1895	CHAMBRÉ, C. B. M. .. .	Northland Row, Dungannon, Co. Tyrone.
Oct. 1905	*CHAMPION, PHILIP .. .	St. Katherines, Snodland, Kent.
Jan. 1870	CHANCELLOR, FRED, F.R.I.B.A. . .	Chelmsford, Essex.
A. Oct. 1902 F. June 1903	*CHANDLER, JOHN .. .	Valuer's Office, 1, Alexandra Villas, Finsbury Park, N.
Feb. 1897	CHAPMAN, GEORGE JAMES, MAJOR	Royal Engineer Office, Cavalry Barracks, Hounslow, W.
Oct. 1906	CHAPPELL, FRANK RICHARDSON	H.M. Office of Works, 3, Central Build- ings, Westminster, S.W., and 153, Stapleton Hall Road, Stroud Green, N.
Oct. 1908	*CHARLES, ARTHUR .. .	Noseley Estate, Billesdon, Leicester.
May 1890	CHARLES, RICHARD STAFFORD .. .	Pimmers Hall, Austin Friars, E.C.
A. Jan. 1896 F. Nov. 1901	*†CHART, CHRISTOPHER .. .	Union Bank Chambers, Croydon.
Mar. 1890	CHART, ROBERT MASTERS .. .	The Vestry Hall, Mitcham, Surrey.
Nov. 1891	CHASEMORE, PHILIP .. .	Ashleigh, Horsham, Sussex.
A. Oct. 1898 F. Nov. 1901	*CHATELL, FRANCIS LORiot .. .	Lower Camden, Chislehurst, Kent.
Oct. 1912	CHATTERTON, ABRAHAM .. .	Kilgarron, Enniskerry, Co. Wicklow.
Oct. 1910	*CHEEKE, WILLIAM ALEXANDER	Lincoln Chambers, Lincoln Place, Dublin.
A. Dec. 1888 F. Oct. 1910	CHENEY, EDWIN JOHN, C.B., M.A., M.R.A.C. .. .	4, Whitehall Place, S.W.
A. Oct. 1898 F. June 1904	*CHESTERTON, FRANK SIDNEY .. .	52 and 53, Cheapside, E.C.
A. Oct. 1900 F. Dec. 1904	*CHESTERTON, SIDNEY JAMES .. .	116, Kensington High Street, W.
Mar. 1890	CHESTERTON, SIDNEY RAWLINS .. .	116, Kensington High Street, W.
Mar. 1891	CHESTON, HORACE, F.R.I.B.A. .. .	3, Tudor Street, E.C., and Avondale, Wakehurst Road, West Side, Clapham Common, S.W.
Nov. 1891	CHEW, HENRY VICTOR .. .	25, Portland Place, Kemp Town, Brighton.
A. Oct. 1899 F. Oct. 1900	*CHICHESTER, RICHARD HERBERT	Upton-on-Severn, Worcestershire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1731	Feb. 1890	CHILD, FRED	65 and 66, Chancery Lane, W.C., and 1, Station Road, New Barnet, Hertfordshire.
3058	Oct. 1896	CHILD, HENRY JOHN, MAJOR ..	Royal Engineer Office, Tidworth, Wilts.
7489	Oct. 1914	CHILDE, HENRY SLADE	Wakefield, Yorkshire.
67	July 1868	CHINNOCK, FREDERICK GEORGE (Member of Council)	11, Waterloo Place, S.W.
1112	A. Feb. 1884 F. June 1891	CHRISTY, ARCHIBALD ERNEST ..	12, Great St. Helens, E.C.
5900	A. Oct. 1910 F. Oct. 1911	*CLARK, ALFRED HENRY	4, Adelphi Terrace, W.C.
2434	Feb. 1892	CLARK, JOHN McCCLARE (Member of Council)	Haltwhistle & Hexham, Northumberland
1639	Dec. 1889	CLARK, NATHANIEL	Tanfield Hall, Tantobie, S.O., Co. Durham
3264	A. Oct. 1898 F. July 1905	*CLARK, NATHANIEL, JUN. . . .	Tanfield Hall, Tantobie, S.O., Co. Durham
681	Jan. 1882	CLARK, SAMUEL	8, New Cavendish Street, W.
1801	May 1890	CLARKE, CHRISTOPHER	Charlcot, Bedale, Yorkshire.
3657	A. Oct. 1900 F. July 1901	*CLARKE, ERNEST SEYMOUR ..	2, Lancaster Place, Strand, W.C.
1994	Mar. 1891	CLARKE, GEORGE ERNEST. . . .	12, Coleman Street, E.C.
1074	A. Jan. 1884 F. Jan. 1886	CLARKE, HOWARD CHATFEILD, F.R.I.B.A. (Past-President) ..	102, Bishopsgate, E.C.
1508	Dec. 1888	CLARKE, JOHN WILLIAM	Guisborough, Yorkshire.
1007	A. Dec. 1883 F. Nov. 1889	CLARKE, PERCY HENRY	2, Lancaster Place, W.C.
1924	Jan. 1891	CLARKE, STANLEY CHATFEILD	7, Camomile Street, E.C.
2194	Nov. 1891	CLARKSON, JOHN, F.R.I.B.A. . .	Ormond Chambers, 28, Great Ormond Street, W.C.
1837	Nov. 1890	CLARKSON, WILLIAM	136, High Street, Poplar, E.
3210	A. Oct. 1897 F. Oct. 1900	*CLARKSON, WILLIAM, JUN. . . .	9 and 10, Fenchurch Street, E.C., 136, High Street, Poplar, E., and 9, Val-kyrie Road, Westcliff-on-Sea, Essex.
4389	A. Oct. 1904 F. May 1910	*CLAY, WILLIAM HENRY CHRISTY, A.M.I.C.E.	Estate Office, Midland Railway, Derby.
5593	Oct. 1909	CLAYTON, JOHN GRAVES	32, Nassau Street, Dublin.
6195	A. Oct. 1911 F. Dec. 1914	*CLEGG, HERBERT	100, Clarence Road, Derby.
4143	A. Oct. 1903 F. June 1911	*SCLEMENTS, CYRIL JOHN	11, Park Avenue, Mansfield, Notts.
1686	Jan. 1890	CLIFTON, JAMES EDWARD, F.R.I.B.A.	Swanage, Dorset.
1122	A. Mar. 1884 F. Jan. 1889	CLIFTON, WILLIAM EDWARD, F.R.I.B.A.	7, East India Avenue, Leadenhall Street, E.C.
1310	Mar. 1886	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
73	A. July 1868 F. May 1875	CLUTTON, JOHN HENRY	5, Great College Street, Westminster Abbey, S.W.
221	A. Jan. 1870 F. Dec. 1875	CLUTTON, RALPH WILLIAM. . .	Hartwood, Reigate, Surrey.

Date of Election and of Transfer.	FELLOWS.	Address.
5 A. Dec. 1885 F. May 1894	*COALES, HERBERT GEORGE, A.M.I.C.E.	Local Board Offices, Market Harborough.
3 Oct. 1912	*COATES, FREDERICK ERNEST	5, The Craiglands, Sunderland, Durham.
2 A. Feb. 1904 F. Apr. 1913	*COATES, LAURENCE CALVERT	68, Lincoln's Inn Fields, W.C.
9 A. Oct. 1903 F. Oct. 1907	*COATES, PERCY BREVITT	Fairholme, North Curry, Taunton.
3 A. Oct. 1902 F. Jan. 1908	*COBB, HENRY FREDERICK	61 and 62, Lincoln's Inn Fields, W.C., and Higham, Kent.
3 Jan. 1882	COBB, HERBERT MANSFIELD (Member of Council)	Higham, Kent, and 61 & 62, Lincoln's Inn Fields, W.C.
7 A. Oct. 1901 F. Nov. 1907	*COBB, ROBERT	Larkin Hall, near Rochester, Kent.
1 A. Oct. 1900 F. July 1901	*COCHRANE, WILLIAM JAMES	15, Thornhill Terrace, Sunderland, Durham.
8 A. Oct. 1901 F. Apr. 1914	*COCKS, JOHN FREDERICK	Hertford.
6 Nov. 1891	COCKS, SAMUEL ROGER	5, St. Thomas' St., Ryde, Isle of Wight.
5 A. Oct. 1898 F. Oct. 1905	COLE, FRANCIS JOSEPH	Director of Works Department, Admiralty, Northumberland Avenue, W.C.
76 A. Oct. 1902 F. Nov. 1908	*COLE, HERBERT COVINGTON	H.M. War Office, Whitehall, S.W.
10 A. Oct. 1901 F. June 1911	*COLES, JAMES HATCH	Valuer's Department, 392, High Street, Rochester, Kent.
39 Nov. 1890	COLES, SAMUEL HOOD COWPER	Parsonage Farm House, East Garston, Lambourn, Berks.
42 Oct. 1910	*COLES, WALTER GEORGE	Board of Agriculture for Scotland, 29, St. Andrew Square, Edinburgh.
59 A. Feb. 1882 F. Feb. 1884	COLGATE, THOMAS	Meeching Court House, Newhaven, Sussex.
2 A. May 1884 F. Oct. 1911	*COLLIER, ARTHUR CHARLES	5, Lancaster Place, Wellington Street, Strand, W.C.
43 Oct. 1910	*COLLIER, HENRY HEWETT	69, Fleet Street E.C.
4 A. Dec. 1887 F. Feb. 1891	COLLINGHAM, JOHN CYRIL LEES	6, Mount Street, W.
36 Oct. 1909	COLLINS, HERBERT WILLIAM	H.M. Office of Works, Storey's Gate, S.W.
28 A. Dec. 1882 F. Jan. 1891	COLLINS, MARCUS E.	61, Old Broad Street, E.C.
32 May 1891	COMMINS, FREDERICK JAMES	5, Victoria Street, S.W.
26 Jan. 1891	CONDER, ALFRED, F.R.I.B.A. . . .	1, Queen Street Place, E.C.
74 Oct. 1907	CONNOR, GEORGE HARRY ADAMS	Estates Office, Longniddry, N.B.
37 Oct. 1908	CONSTABLE, GEORGE WILLIAM	Traquair Estate Office, Innerleithen, N.B.
43 Oct. 1904	*COOK, FREDERIC WILLIAM	London County Council, 9, Spring Gardens, S.W.
54 Jan. 1889	COOKE, HENRY	12, Antrim Street, Hampstead, N.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3947	Oct. 1902	*COOPE, SAMUEL	65, Bolton Road, Farnworth, Lancashire.
3948	Oct. 1902	*COOPER, ARTHUR JOHN	21, Creighton Road, South Ealing, W.
3664	A. Oct. 1900 F. Nov. 1907	*COOPER, GEORGE AUGUSTUS ..	7 and 9, Tunbridge Road, Maidstone.
3813	A. Oct. 1901 F. July 1905	*COOPER, HARRY THOMAS	59, George Street, Portman Square, W.
5594	Oct. 1909	COOPER, JAMES ALEXANDER ..	Lissadell Estate Office, Co. Sligo.
6132	Oct. 1911	*COOPER, JOHN OSBERT	3, Finchley Avenue, Hendon Lane, Church End, Finchley, N.
1927	Jan. 1891	COOPER, JOHN ROBERT	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
4844	Feb. 1906	COOPER, STANLEY	17, Friar Street, Reading.
2772	Sep. 1895	COOTE, STANLEY VICTOR, M.A. (Oxon).	Kensington Palace Mansions, W.
1966	A. Jan. 1891 F. Jan. 1895	*COPE, HENRY JAMES	
1597	Mar. 1889	CORBETT, EDWIN WORTLEY MONTAGU	Bute Estate Office, Castle St., Cardiff.
3666	A. Oct. 1900 F. Sep. 1905	*CORBETT, JOHN ROOKE, M.A. (Cantab.)	2, Spring Bank, Marple, Cheshire.
2453	A. Nov. 1891 F. May 1892	*CORDEROY, ATHELSTANE	Endgate, Tiverton, Devon.
1581	Feb. 1889	CORDEROY, GEORGE (<i>Member of Council</i>)	21, Queen Anne's Gate, S.W.
3330	Oct. 1898	*COTTERELL, ALBERT PLAYER ISAAC, M.I.C.E.	Scottish Buildings, 28, Baldwin Street, Bristol, and 17, Old Queen Street, S.W.
926	A. Apr. 1883 F. Nov. 1889	COUCHMAN, HENRY BOTELEER ..	Moor Park Estate Office, Rickmansworth, Herts.
6133	Oct. 1911	*COULSON, RICHARD	St. James's Gate, Dublin.
556	Jan. 1880	COVERDALE, FREDERICK JOHN ..	Ingatestone Hall, Essex.
728	Feb. 1882	COVERDALE, HENRY	The Duke of Norfolk's Estates Office, Sheffield, Yorkshire.
3214	A. Oct. 1897 F. Nov. 1900	*COWPER, WILLIAM SHAPLAND ..	81, High Street, Sittingbourne, Kent.
5844	Oct. 1910	*COX, ARTHUR LAURENCE, A.M.I.C.E.	45, Darley Street, Bradford.
7000	Oct. 1913	*COX, ARTHUR STANLEY	16, Queen Victoria Street, Reading.
1732	Feb. 1890	COX, EDWARD SAMUEL (<i>Member of Council</i>)	3, New Street, York.
8087	A. Oct. 1896 F. May 1900	*COX, WALTER THEODORE	Holmbury, Bower Mount Road, Maidstone.
2977	A. Oct. 1902 F. Jan. 1910	*CRABTREE, PERCY	District Valuer's Office, York Buildings, Commercial Street, Halifax.
6134	Oct. 1911	*CRACKNELL, JOHN GIBSON	41, Heath Street, Hampstead, N.W.
3525	A. Oct. 1899 F. Oct. 1907	*CRAGG, GEORGE EDWIN	Cayley Estate Office, Colwyn Bay, Denbighshire.
3526	A. Oct. 1899 F. Sep. 1903	*CRAMPTON, ARTHUR WESLEY ..	Leyton Avenue, Mansfield, Nottinghamshire.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov. 1891	CRANFIELD, WILLIAM BATHGATE	6, Poultry, E.C.
A. May 1883	CRAWTER, JOHN	White House, Claygate, Surrey.
F. Nov. 1888	*CRESWELL, WILLIAM THOMAS,	11, Victoria St., S.W., and Carshalton, Surrey.
A. Oct. 1897	LIC.R.I.B.A.	
F. May 1899	*CRIER, JOHN THOMAS	64, Corder Road, Ipswich.
A. Nov. 1891	*CRISP, GEORGE FREDERICK ..	Valuation Office, Inland Revenue, Victoria Road, Malvern, Worcestershire.
F. Jan. 1896	CROFTS, EWAN NEVILLE	Caythorpe, Grantham, Lincolnshire.
A. Oct. 1908	*CRONK, CHARLES TYLEE	Sevenoaks, Kent.
F. Oct. 1909	CRONK, EDWYN EVANS	Kent House, 1B, King Street, St. James' Square, S.W., and Sevenoaks, Kent.
A. Feb. 1881	CROFTS, EWAN NEVILLE	Caythorpe, Grantham, Lincolnshire.
F. Feb. 1890	*CRONK, CHARLES TYLEE	Sevenoaks, Kent.
A. Feb. 1898	CRONK, EDWYN EVANS	Kent House, 1B, King Street, St. James' Square, S.W., and Sevenoaks, Kent.
F. July 1902	CROFTS, EWAN NEVILLE	Caythorpe, Grantham, Lincolnshire.
Feb. 1882	CROFTS, EWAN NEVILLE	Caythorpe, Grantham, Lincolnshire.
Feb. 1882	CROFTS, EWAN NEVILLE	Caythorpe, Grantham, Lincolnshire.
Jan. 1883	CROFTS, EWAN NEVILLE	Caythorpe, Grantham, Lincolnshire.
A. Oct. 1907	*CROPPER, RICHARD BLAYLOCK	12, St. John's Lane, Liverpool.
F. May 1910	*CROSS, ARNOLD CHARLES MARTIN	28, Victoria Street, S.W.
A. May 1891	*CROSS, ARTHUR GEORGE	Caxton House, Tothill Street, Westminster, S.W.
F. May 1898	CROSS, WILLIAM HASLAM	77, King Street, Manchester.
Oct. 1903	*CROW, FREDERICK LEWIS, JUN.	c/o Messrs. Crow, Dorking, Surrey.
Mar. 1890	*CROZIER, HARRY WILLIAM ..	Bengeo, Hertford.
A. Oct. 1907	*CRUMP, EDWARD HAROLD ..	Urban District Council Offices, Hinckley, Leicestershire.
F. Apr. 1914	CRUWYS, ROBERT	51, Upper Tulse Hill, S.W.
A. Oct. 1907	*CULE, EDWARD IVOR	Aughton Chambers, 7, Moorfields, Liverpool.
F. Oct. 1909	*CULLEN, FELIX VICTOR	6, Mortimer Street, W.
A. Oct. 1901	*CULVER, HERBERT GEORGE ..	Denham, Beverley Gardens, Golder's Green, N.W.
F. Apr. 1913	*CULVERHOUSE, CECIL GOLDAR	25, Gloucester Place, Brighton.
Nov. 1891	FEARN	
A. Oct. 1908	CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard, Bedfordshire.
F. Dec. 1911	*CUNDY, HENRY I.	Nottingham Estate Office, Prince Regent's Lane, Custom House, E.
A. Feb. 1901	CUNNINGHAM, ROBERT	Braxholme, Hawick, Roxburghshire, N.B.
F. May 1909	CURREY, PERCIVALL, F.R.I.B.A.	(Honorary Secretary)
A. Oct. 1903	*CURRIE, ARTHUR LORIMER ..	192, Ledard Road, Langside, Glasgow.
F. Nov. 1908		
Feb. 1899		
Jan. 1889		
Oct. 1911		

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1351	Mar. 1887	CURRY, HENRY JOHN	136, High St., Stockton-on-Tees, Durham.
581	Dec. 1880	CURTIS, CHARLES EDWARD ..	Woodlands, Brockenhurst, Hants.
483	Apr. 1877	CURTIS, ROBERT LEABON ..	11 and 12, Finsbury Square, E.C.
3529	A. Oct. 1899 F. Nov. 1903	*CUTLER, GEORGE ALFRED ..	17, Victoria Street, S.W.
3217	A. Oct. 1897 F. July 1905	*DADD, CHARLES JOHN THOMAS ..	Architects' Department, L.C.C., Spring Gardens, S.W.
4399	A. Oct. 1904 F. June 1909	*DADSON, REGINALD THORNTON	2, John Street, Bedford Row, W.C.
6211	A. Oct. 1911 F. Dec. 1912	*DALBY, RICHARD ALEXANDER ..	Grove House, Boston Spa, Yorkshire.
3930	A. Feb. 1902 F. Feb. 1908	*DALGLIESH, CHRISTOPHER ..	57, Albion Place, Reading.
4663	A. Oct. 1905 F. Oct. 1914	*DAMPNEY, CYRIL JOHN	284, Camden Road, N.
3218	A. Oct. 1897 F. Feb. 1901	*DANGERFIELD, THOMAS SAMUEL	19 and 20, Holborn Viaduct, E.C.
3816	A. Oct. 1901 F. Jan. 1909	*§DANIELL, FREDERICK STANLEY ..	Head Gate, Colchester.
732	Feb. 1882	DANN, HENRY	Dartford, Kent.
3531	A. Oct. 1899 F. Nov. 1903	*DANN, HENRY, JUN.	3, Spital Street, Dartford, Kent.
1666	A. Dec. 1889 F. Apr. 1891	*DARCH, JOHN	55, West Side, Wandsworth Common, S.W.
907	A. Feb. 1883 F. May 1891	DASH, ROLAND ASHFORD	Valuation Office, Inland Revenue, Lincoln's Inn Fields, W.C., and Oxshott, Surrey.
3669	A. Oct. 1900 F. July 1901	*DAUBNEY, CHARLES ARCHIBALD, A.R.I.B.A.	District Surveyor, Bermondsey, Bank Chambers, Tower Bridge, Bermondsey, S.E.
4401	A. Oct. 1904 F. Jan. 1912	*DAVEY, JOHN	The Nook, Vanbrugh Fields, Blackheath, S.E.
843	A. Dec. 1882 F. Nov. 1890	DAVID, EDMUND USSHER	4, Park Place, Cardiff, Glamorganshire.
3670	A. Oct. 1900 F. July 1905	*DAVIDGE, WILLIAM ROBERT, A.M.I.C.E., A.R.I.B.A.	District Surveyor, Bank House, 95, High Street, Lewisham, S.E.
3460	Feb. 1899	DAVIDSON, CHARLES	Terrace Buildings, Paisley, Renfrewshire.
3176	Oct. 1897	DAVIDSON, JAMES INGLIS (Member of Council)	Saughton Mains, Corstorphine, Midlothian.
6136	Oct. 1911	*DAVIE, ALEXANDER	7, Herries Road, Pollokshields, Glasgow.
2575	A. Oct. 1893 F. Mar. 1896	*§DAVIES, CYRIL FROODVALE ..	Hafdre, Llanwrtyd Wells, Brecknockshire.
2512	A. Nov. 1892 F. Oct. 1894	*DAVIES, DAVID THOMAS	33, Park Place, Cardiff.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1907 F. Nov. 1912	*DAVIES, HAROLD CLIFFE	Craiglands, Cavendish Park, Rock Ferry, Cheshire.
Oct. 1908	*DAVIES, HORACE FRANCIS, A.R.I.B.A.	6, Stanley Place, Chester.
Feb. 1873	DAVIES, JOHN MORGAN	Froodvale, Llanwrda, South Wales.
A. Oct. 1904 F. Nov. 1908	*DAVIES, JOHN NICHOLLS	12, Stanton Road, Wimbledon, Surrey.
Nov. 1891	DAVIS, ALFRED THOMAS, M.I.C.E.	Shirehall, Shrewsbury.
A. Oct. 1906 F. July 1913	*DAVIS, CECIL WALLACE	33, Chalsey Road, Brockley, S.E.
Oct. 1912	*DAVIS, CHARLES	37, St. Margaret's Road, East Twickenham, Middlesex, 14, Southampton Street, Strand, W.C., and Gerrard's Cross, Bucks.
Feb. 1883	DAW, WILLIAM HERBERT	98, Cheapside, E.C.
Oct. 1907	*DAWSON, CHARLES FORD	Public Offices, Barking.
A. Oct. 1898 F. Oct. 1900	*DAWSON, GEORGE CROSBIE	19, Priory Row, Coventry, Warwickshire.
Oct. 1911	*DAWSON, ROBERT ALEXANDER	The Farm, Gordon Castle, Fochabers.
Dec. 1889	DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury, Dorset.
A. Dec. 1883 F. Nov. 1887	*DAY, WILLIAM	High Street, Maidstone, Kent.
Oct. 1914	*DAYKIN, HARRY	Heathcote, Radcliffe Road, Earlsdon, Coventry, Warwickshire.
A. Oct. 1901 F. Apr. 1911	*DEACON, STANLEY MARCUS	Grasmere, Red Down Road, Coulsdon, Surrey.
Jan. 1882	DEACON, THOMAS MARK	32, Craven Street, Charing Cross, S.W.
Sep. 1895	DEANE, GEORGE B.	Glenmore, Ailesbury Park, Merrion, Co. Dublin.
A. Nov. 1892 F. Aug. 1893	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
A. Oct. 1893 F. Jan. 1899	*DEBENHAM, FREDERIC KERSEY	25 and 27, Oxford Street, W.
A. May 1891 F. Aug. 1893	*DEBENHAM, HORACE BENTLEY ..	80, Cheapside, E.C.
Nov. 1891	DEER, EDWARD	Stratford-on-Avon, Warwickshire.
A. Oct. 1899 F. Mar. 1903	*DELVES, ROBERT HARVEY AD- DINGTON	City Improvement Trust, Bombay.
A. Dec. 1883 F. Oct. 1891	DEMETRIADI, THOMAS MARSDEN	19, Fartown Green Road, Huddersfield.
A. Dec. 1889 F. Jan. 1894	*DENDY, WILLIAM COOPER	Borough Engineer's Department, Lambeth Town Hall, Brixton Hill, S.W.
Jan. 1891	DENNISON, JOHN W., F.R.I.B.A.	28, Upperton Gardens, Eastbourne, Sussex
A. Oct. 1897 F. May 1903	*DENTON, WILLIAM	Montgomery Chambers, Hartshead, Sheffield.
Sep. 1895	DICKINSON, CHARLES, B.A. (Dublin)	23, South Frederick Street, Dublin.
Oct. 1912	DICKINSON, HAROLD	23, South Frederick Street, Dublin.
A. Dec. 1884 F. May 1885	*DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, Northampton.
A. Oct. 1894 F. May 1897	*DINWIDDY, DONALD	54, Parliament Street, S.W., and Greenwich, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3981	A. Oct. 1902 F. Nov. 1908	*DINWIDDY, CONRAD HUGH ..	54, Parliament Street, S.W.
884	Feb. 1883	DINWIDDY, THOMAS, F.R.I.B.A.	54, Parliament Street, S.W., and Greenwich, S.E.
6992	Oct. 1913	DIXON, ISAAC	Parish Surveyor's Office, Liverpool.
4326	Oct. 1904	DOHERTY, RICHARD WHEELER	Oaklands, Bandon, Co. Cork.
1136	Apr. 1884	DOLL, CHARLES FITZROY, F.R.I.B.A.	5, Southampton St., Bloomsbury, W.C.
5607	Oct. 1909	*DOLL, OTTO SIGISMUND	157, North Street, Brighton, Sussex.
2217	Nov. 1891	DOLLAR, PETER, A.R.I.B.A. . .	Craig's Court House, Charing Cross, S.W.
1415	A. Dec. 1887 F. Dec. 1891	*SDONE, JOHN JAMES	Cricklewood, N.W.
1250	Feb. 1885	DONNE, HENRY	The Abbey Ruins, Bury St. Edmund's Suffolk.
2218	Nov. 1891	DORNING, ARTHUR HARRY ..	Holmleigh, Bowdon, Cheshire.
5332	Feb. 1908	DOUGLAS, ARTHUR HUGH ..	Eden House, Malton, Yorkshire.
6138	Oct. 1911	*DOUGLAS, JAMES WIGHTMAN ..	1, St. Nicholas Buildings, Newcastle-on-Tyne.
493	Jan. 1878	DOWNING, FREDERICK	12, King's Bench Walk, Temple, E.C.
1997	Mar. 1891	DOWNING, HENRY PHILIP BURKE F.R.I.B.A.	12, Little College Street, Westminster Abbey, S.W., and Avalon, Wilton Road, Merton, S.W.
817	A. May 1882 F. May 1884	DRAPER, ARTHUR THOMAS ..	Friar Lane, Leicester.
1336	A. Dec. 1886 F. Nov. 1888	*DREW, HENRY ALBAN	15, Queen Street, Exeter.
1095	A. Feb. 1884 F. Jan. 1889	DREW, JOHN GOULD, B.A. (<i>Oxon</i>)	15, Queen Street, Exeter.
5659	A. Oct. 1909 F. June 1912	*DREW, STANLEY THOMAS ..	2, Great Winchester Street, E.C.
2220	Nov. 1891	DREWEATT, THOMAS	Newbury, Berkshire.
3984	A. Oct. 1902 F. Nov. 1903	*DRIVER, ARTHUR CHARLES ..	23, Pall Mall, S.W.
3985	A. Oct. 1902 F. Jan. 1910	*DROWER, EDMUND GILBERT ..	28, Victoria Street, S.W.
4845	Feb. 1906	DROWER, JOHN EDMUND	28, Victoria Street, S.W.
5845	Oct. 1910	*DRUMMOND, BERTRAM, A.R.I.B.A.	54, Alfred Terrace, Fleetwood, Lancs and 16, Clifford's Inn, W.C.
684	Jan. 1882	DRURY, EDWARD DRU, F.R.I.B.A.	Parliament Chambers, 14, Great Smith Street, S.W.
3986	A. Oct. 1902 F. Jan. 1906	*†SDUCHESNE, MARTIN COLLIER	Farnham Common, Slough, Bucks.
4667	A. Oct. 1905 F. Apr. 1913	*DUCKWORTH, WALTER EDMUND	The Mart, Bridgwater, Somerset.
1692	A. Jan. 1890 F. Dec. 1893	*DUDLEY, EDGAR	Local Government Board, Whitehall S.W.
1802	May 1890	DUKE, EDWARD	Dorchester.
1779	Apr. 1890	DUNCALFE, HENRY GEORGE ..	81, Darlington Street, Wolverhampton Staffordshire.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov. 1891	DUNCAN, JAMES MORISON ..	40 and 42, Queen Victoria Street, E.C.
A. Oct. 1899	*DUNLOP, DUGDALE OAKELEY ..	57, King Street, Manchester.
F. Oct. 1900	*DUNN, EDWARD JONATHAN ..	West Bank Terrace, Skipton, Yorks.
Oct. 1912	DUNN, SIR WILLIAM HENRY ..	11, St. Helen's Place, E.C.
Jan. 1891	*†DUNSMORE, GILBERT	1, Garthorne Road, Honor Oak Park, S.E.
A. Oct. 1906	*DUNSTALL, HERBERT HENRY,	
F. Jan. 1909	A.R.I.B.A.	Berkeley House, Eastgate, Rochester.
A. Oct. 1900	*DURBRIDGE, ERNEST	Duke Street, Manchester Square, W.
F. Nov. 1901	DURLACHER, ALEXANDER PERCY,	
A. Oct. 1905	M.I.C.E.	15, New Bridge Street, Blackfriars, E.C.
F. Oct. 1907	DUVALL, JOHN WILLIAM	The Grange, Ware, Herts.
Feb. 1897	DYBALL, HARVEY	35, Bucklersbury, E.C.
Jan. 1891	*DYER, FREDERICK BURFIELD ..	Valuation Office, 25, Gloucester Place, Brighton.
Nov. 1891	DYER, WILLIAM JOHN	26, Preston Park Avenue, Brighton.
A. Oct. 1898	*DYKINS, PHILIP LLEWELLYN ..	Pendré, Holywell, Flintshire.
F. June 1904		
Apr. 1882		
A. Oct. 1906		
F. Dec. 1911		
A. Oct. 1910	*EACHUS, CHARLES ALFRED	Hurstleigh, Bycullah Avenue, Enfield,
F. Nov. 1912	EEDS	Middlesex.
Feb. 1885	EADE, ARTHUR W.F., M.A.	
	(Cantab.)	Branson House, Darlington, Durham.
A. Oct. 1900	*EARLE, JOHN WILFRID	39, Old Queen Street, Westminster, S.W.
F. Jan. 1908	EARLE, THOMAS ALGERNON ..	90, King Street, Manchester.
Nov. 1891	*EASON, EDWARD WILLIAM ..	192, Bishopsgate, E.C.
A. Oct. 1893	*EASTER, WILLIAM	Wiggenhall St. German, King's Lynn, Norfolk.
F. Feb. 1897		
F. June 1900		
A. Oct. 1905	*EASTMAN, ARCHIBALD GAREY ..	31, Walbrook, E.C.
F. June 1914	EDGAR, JAMES	Poltalloch Estate Office, Lochgilphead, N.B.
Feb. 1908		
Oct. 1908	*EDGE, FREDERIC JAMES, M.I.C.E.	38, Blakett Street, Newcastle-on-Tyne.
Sep. 1895	EDGEWORTH, THOS. NEWCOMEN	Cherbury, Booterstown, Co. Dublin.
A. Oct. 1893	*EDMONDS, JOHN	Drayton Estate Office, Islip, Thrapston, Northamptonshire.
F. Jan. 1896		
Oct. 1910	*EDMONDS, JOHN NITCHELL ..	Wood Farm, Malvern Wells, Worcester-shire.
A. Oct. 1910	EDWARDS, SIDNEY ALBERT ..	6, Ely Place, Dublin.
F. Oct. 1913		

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
639	Dec. 1881	EGERTON, HUBERT DECIMUS ..	23, Lincoln's Inn Fields, W.C.
988	Dec. 1883	EGGAR, JAMES ALFRED	74, Castle Street, Farnham, Surrey.
2949	A. Oct. 1895 F. Nov. 1896	*EGGINTON, DENYS	150, Friar Street, Reading.
530	A. Jan. 1879 F. Dec. 1883	EILOART, FREDERICK EDWARD ..	40, Chancery Lane, W.C.
2227	Nov. 1891	ELFORD, JOHN	King Street, Poole, Dorset.
1886	A. Nov. 1890 F. Feb. 1892	ELGOOD, FRANK MINSHULL, F.R.I.B.A.	98, Wimpole Street, W.
1401	Dec. 1887	ELLEN, FREDERICK CHARLES ..	The Auction Mart, Andover, Hants.
1036	Jan. 1884	ELLIOTT, CHARLES	20, Ermington Terrace, Plymouth Devon.
2514	A. Nov. 1892 F. Mar. 1896	*ELLIS, ALBERT EDWARD	Bedford Chambers, Exeter.
3223	A. Oct. 1897 F. Nov. 1901	*ELLIS, ALFRED CAVE	57, Chancery Lane, W.C.
3373	A. Oct. 1898 F. Jan. 1902	*ELLIS, ARNOLD ROBERTSON ..	47, High Street, Bedford.
2785	Sep. 1895	ELLIS, ERNEST FRANCIS LESLIE	St. Austin's, Inch, Co. Wexford.
1887	A. Nov. 1890 F. May 1894	*ELLIS, FRANCIS	Bast House, Walmersley, Lancashire
2065	May 1891	ELLIS, FREDERICK	141, Inverness Terrace, Hyde Park, W
1630	A. Dec. 1888 F. May 1890	*ELLIS, HERBERT MOATES	9, Walbrook, E.C.
1365	A. Jan. 1887 F. Feb. 1891	*ELLIS, RALPH STAPLES	29, Fleet Street, E.C.
885	Feb. 1883	ELLIS, RICHARD ADAM	45, Fenchurch Street, E.C.
3091	A. Oct. 1896 F. June 1904	*ELPHICK, GEORGE PELHAM ..	Inland Revenue, 6, King's Buildings Chester.
5444	A. Oct. 1908 F. June 1915	*ELSWORTHY, JOHN GORDON ..	17, Ardilaun Road, Highbury, N.
3080	Oct. 1896	ELTON, HERBERT AVERILL, MAJOR	Eastern Command, Horse Guards, S.W.
6231	A. Oct. 1911 F. Oct. 1913	*ELTON, PERCIE ION, A.R.I.B.A.	49, The Drive, Fulham Park Gardens S.W.
667	A. Dec. 1881 F. Dec. 1890	ELWELL, WILLIAM HENRY ..	Members' Mansions (5), 36, Victoria Street, S.W.
7490	Oct. 1914	EMBLETON, HENRY CAWOOD ..	Leeds.
3305	Feb. 1898	EMERY, ARTHUR JAMES, MAJOR	22, Cambridge Road, Lee, S.E.
5155	A. Oct. 1907 F. Jan. 1912	*ENTWISTLE, CHARLES CAR- RUTHERS	10, Norfolk Street, Manchester.
6467	Oct. 1912	ESDALE, MARCUS	18, Nassau Street, Dublin.
2230	Nov. 1891	EVANS, ARTHUR OWEN	Dale Fort, Dale, Milford Haven Pembrokeshire.
4676	A. Oct. 1905 F. Dec. 1912	*EVANS, BERTIE GRAHAM	Tremel, Arthur Road, Wimbledon Park, S.W.
7001	Oct. 1913	*EVANS, DAVID	6, Laura Place, Aberystwyth, Cardiga
4677	A. Oct. 1905 F. Dec. 1912	*EVANS, EDWIN DUDLEY	Ravenslea, Nightingale Lane, Wands worth Common, S.W.
2950	A. Oct. 1895 F. Nov. 1909	*EVANS, ERNEST SYDNEY	Inland Revenue, 6A, Hammet Street Taunton.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1909	*EVANS, SAMUEL	County Offices, Mold, Flintshire.
Nov. 1891	EVANS, WALTER PEARSON ..	19, Priory Row, Coventry.
Nov. 1891	EVANS, WILLIAM, A.M.I.C.E. ..	New Walk, Beverley, Yorkshire.
A. Feb. 1874	EVANS, WILLIAM ERNEST ..	School Gardens, Shrewsbury.
F. Nov. 1876		
A. Oct. 1894	*EVE, CHARLES GERALD	Inland Revenue, 8, Oxford Street, Nottingham.
F. Feb. 1901		
A. Dec. 1887	*EVE, HERBERT TRUSTRAM ..	2, St. Paul's Square, Bedford, and 45, Parliament Street, S.W.
F. May 1891		
Aug. 1868	EVE, WILLIAM	10, Union Court, E.C.
Oct. 1899	*EVE, WILLIAM HAROLD	10, Union Court, E.C.
Mar. 1887	EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A.	6, Millstone Lane, Leicester.
A. Oct. 1894	*EVERINGTON, JOHN	Forster Estate Office, 31, Bromley Road, Catford, S.E.
F. Nov. 1900		
A. Oct. 1901	*EVERY-CLAYTON, REGINALD ARTHUR ERIC	Blackmore Park Estate Office, Hanley Swan, near Worcester.
F. May 1905		
A. Oct. 1894	*EVES, FRANCIS GEORGE BERTRAM	54, High Street, Uxbridge, Middlesex.
F. Nov. 1895		
A. Jan. 1889	*EVES, WILLIAM LIONEL	54, High Street, Uxbridge, Middlesex.
F. Nov. 1892		
Oct. 1901	*EWING, GUY BEAUMONT	Cole Allen, Edenbridge, Kent.
A. Oct. 1904	*EYLES, CHARLES HENRY	The Palace, Crediton, Devon.
F. June 1912		
A. Oct. 1894	*FAGG, EDWIN WILLIAM	15, Glebe Road, Barnes, S.W.
F. Sep. 1904		
A. Oct. 1896	*FAIR, ARTHUR EDWARD	Estate Office, Haigh Hall, Wigan, Lancashire.
F. Nov. 1901		
Dec. 1888	FAIR, JAMES STRETTON	Estate Offices, Lytham, Lancashire.
A. Oct. 1903	*FAIRCHILD, EDWARD JAMES ..	Rycroft, Lemsford Road, St. Albans, Herts.
F. June 1906		
Jan. 1891	FAIRCLOUGH, WILLIAM	Leigh, Lancashire, and 60, King Street, Manchester.
A. Oct. 1908	*FAIRMINER, WILLIAM JAMES ..	Ye Homestead, 40, Hallswelle Road, Golder's Green, N.W.
F. Oct. 1911		
Mar. 1890	FALCON, MICHAEL	Horstead House, Norwich.
A. Oct. 1895	*FARMER, HUGH CECIL	5, Great College Street, Westminster Abbey, S.W.
F. Oct. 1899		
Nov. 1891	FARNAN, HENRY RICHARD	41, Finsbury Pavement, E.C.
A. Oct. 1897	*FARNHAM, WILLIAM AUGUSTUS ..	The Council Offices, Foot's Cray U.D.C., Sidecup, Kent.
F. July 1905		
Oct. 1914	FARQUHAR, ALBERT	Caledonian Club, St. James' Square, S.W.
Sep. 1895	FARRELL, EDWARD FRANCIS, LT.-COLONEL	Walterstown, Moynalty, Kells, Co. Meath.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
4947	A. Oct. 1906 F. Nov. 1907	*FARRER, FREDERICK ROBERT ..	2, Coleman Street, E.C.
2002	Mar. 1891	FARRER, JOHN	Oulton, near Leeds, Yorkshire.
2235	Nov. 1891	FARTHING, WALTER THOMAS ..	46, Strand, W.C.
1037	Jan. 1884	FAYERMAN, GEORGE METCALFE ..	57, The Parade, Leamington, Warwick- shire.
2925	Oct. 1895	*FENN, ANDREW THOMAS CRANAGE	Southfield, Kingsland, Shrewsbury.
4344	Oct. 1904	*FENTON, ADAM DOUGLAS .. .	Maristow Estate Office, Roborough, S. Devon.
6486	Oct. 1912	*FERGUSON, JAMES, CAPT. .. .	7, Salisbury Gardens, Belfast.
974	Nov. 1883	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
831	Dec. 1882	FIDDIAN, WILLIAM	Old Bank Offices, Stourbridge, Wor- cestershire.
3374	A. Oct. 1898 F. July 1907	*FIELD, CHARLES ROLAND .. .	54, Borough High Street, S.E.
297	Jan. 1873	FIELD, FRANCIS HAYWARD .. .	11, King Edward Street, Oxford.
2926	Oct. 1895	*FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southill Park, Biggleswade Beds.
2517	A. Nov. 1892 F. May 1896	*FINN, FRED	Queen Street, Deal, Kent.
2456	A. Nov. 1891 F. Oct. 1894	*FINN, HERBERT ARCHIBALD ..	Hillside, St. Mark's Hill, Surbiton, Surrey.
6633	A. Oct. 1912 F. Oct. 1913	*FINN-KELCEY, HUBERT FRANCIS	Estate Office, Lyminge, Folkestone, Kent.
5443	A. Oct. 1908 F. Dec. 1910	*FIRTH, HARRISS	Valuation Department, Inland Revenue Basinghall Street, Leeds.
927	A. Apr. 1883 F. Jan. 1889	FISHER, CHARLES BROWNING ..	Market Harborough, Leicestershire.
6139	Oct. 1911	*FISHER, GATHORNE JOHN .. .	Arcade Chambers, Pontypool, Mon- mouthshire.
4682	A. Oct. 1905 F. June 1906	*FISHER, THOMAS GEORGE .. .	18, Bennett's Hill, Birmingham.
2581	A. Oct. 1893 F. Mar. 1896	*FITT, HARRY CHARLES	21, Craven Avenue, Ealing, W.
3007	Jan. 1896	FITZGERALD, JAS. H. B. PENROSE	The Estate Office, Middleton, Co. Cork.
2789	Sep. 1895	FITZGERALD, PETER DAVID .. .	Estate Office, Adare, Co. Limerick.
2790	Sep. 1895	FITZGERALD, ROBERT JOHN .. .	Ballyard House, Tralee, Co. Kerry.
4165	A. Oct. 1903 F. Apr. 1914	*FLATT, JOHN ALEXANDER .. .	Valuation and Rating Department, Guildhall, E.C.
3504	Oct. 1899	*FLETCHER, BANISTER FLIGHT, F.R.I.B.A.	29, New Bridge Street, E.C.
2582	A. Oct. 1893 F. June 1897	*FLETCHER, HERBERT PHILLIPS, F.R.I.B.A., A.M.I.C.E.	29, New Bridge St., Ludgate Circus, E.C.
4166	A. Oct. 1903 F. Apr. 1911	*FLEURET, ALFRED HARMAN .. .	22, Bloomsbury Square, W.C.
5449	A. Oct. 1908 F. June 1914	*FLINT, WILLIAM FIELDER .. .	Eastnor, Cassiobury Park Avenue, Watford, Herts.
749	A. Feb. 1882 F. June 1891	FLINT, WILLIAM HURST	11, Searle St., Lincoln's Inn Fields, W.C.
1734	Feb. 1890	FODEN, EDWARD ANTROBUS .. .	Teddesley Estate Office, Penkridge, Staffs.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1905 F. Oct. 1911	*FOGG, THOMAS HOLT	7, Market Place, Chippenham, Wiltshire.
Sep. 1895	FORBES, ARTHUR	Earls Vale, Cavan, Ireland.
May 1891	FORBES, CHARLES MANSFELDT ..	14, New Street, York.
Oct. 1914	*FORD, ANDREW	7, Gildredge Road, Eastbourne, Sussex.
Nov. 1891	FORD, LAWTON ROBERT	60, Haymarket, S.W.
Oct. 1914	FORESTIER - WALKER, CHARLES EVELYN	31, Charles Street, Cardiff.
Dec. 1879	FORSHAW, EDWARD	Hanley, Staffordshire, and Springfields Stramshall, Uttoxeter, Staffordshire.
Oct. 1907	*FORSHAW, WILLIAM	21, High Street, Hanley, Staffordshire.
Feb. 1915	FORSTER, THOMAS EMERSON ..	3, Eldon Square, Newcastle-on-Tyne.
Feb. 1915	FORSTER-BROWN, EDWARD OTTO	706-707, Salisbury House, Finsbury Circus, E.C.
A. Oct. 1898 F. Dec. 1914	*FOSTER, HENRY HELM	South Western Bank Buildings, 169, Balham High Road, S.W.
A. Nov. 1892 F. Nov. 1895	*FOSTER, JAMES HERBERT FUR- MEDGE	The Rolle Estate Office, Exmouth, Devon.
A. Oct. 1908 F. Nov. 1912	*FOSTER, WILLIAM FREDERICK ..	268, Tottenham Court Road, W.
A. Oct. 1899 F. Dec. 1904	*FOWLER, ALFRED CHARLES STANLEY	74, Cheapside, E.C.
A. Oct. 1902 F. Apr. 1913	*FOWLER, CYRIL JAMES	140, Norwood Road, S.E.
Jan. 1882	FOWLER, FREDERICK	St. James' Street, Sheffield.
Oct. 1912	FOWLER, GEORGE H.	Estate Office, Kells.
May 1890	FOWLER, GERARD EDMUND ..	Colmore House, 21, Waterloo Street, Birmingham.
Dec. 1882	FOWLER, HENRY	6, Waterloo Street, Birmingham.
Apr. 1890	FOWLER, REGINALD WILLIAM ..	3, Hartshead, Sheffield.
Dec. 1887	FOWLER, RICHARD	118, Colmore Row, Birmingham.
Nov. 1891	FOWLER, WILLIAM	69, Temple Row, Birmingham.
A. Mar. 1895 F. June 1911	*FOX, CHARLES EDWARD	7, Rawson Street, Halifax, Yorkshire.
Nov. 1891	FOX, CHARLES JAMES	7, Rawson Street, Halifax, Yorkshire.
Nov. 1890	FOX, EDWIN	12, Abchurch Lane, E.C.
A. Oct. 1900 F. Dec. 1902	*FOX, ERNEST	52, Poole Road, Westbourne, Bourn- mouth, Hampshire.
A. Oct. 1894 F. Oct. 1899	*FOX, FREDERICK RUSSELL ..	Grove Hill, Barnstaple, Devon.
A. Oct. 1904 F. Nov. 1909	*FOX, SIDNEY JOSEPH	Finsbury Court, Finsbury Pavement, E.C.
A. Oct. 1900 F. Jan. 1904	*FOX, WILLIAM	44 and 48, Old Christchurch Road, Bournemouth, Hampshire.
Jan. 1889	FRANCIS, GEORGE FUTVOYE ..	Eaton Chambers, Buckingham Palace Road, S.W.
A. Oct. 1901 F. June 1906	*FRANCIS, JOHN	The Mount, Carmarthen.
Mar. 1890	FRANCIS, LEON ALBERT	8, John Street, Adelphi, W.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
6123	Oct. 1911	FRANK, SIR HOWARD	20, Hanover Square, W.
4952	A. Oct. 1906 F. July 1913	*FRANK, THOMAS PEIRSON, A.M.I.C.E.	Town Hall, Newark-on-Trent.
1808	May 1890	FRANKLIN, ARTHUR THOMAS . .	25, Ludgate Hill, E.C.
2457	A. Nov. 1891 F. Feb. 1895	*FRANKLIN, BENJAMIN BELGROVE	21, Market Hill, Luton, Beds.
2792	Sep. 1895	FRANKS, HENRY	Woodbrook, Mountrath, Queen's County
2793	Sep. 1895	FRANKS, MATTHEW HENRY . .	Westfield, Mountrath, Queen's County.
5335	Feb. 1908	FRASER, GEORGE JOHN JAMES HAMILTON GORDON	Dalzell Estate Office, Motherwell, N.B.
3019	A. Jan. 1896 F. June 1897	*FRASER, THOMAS SMELLIE . .	209, St. Vincent Street, Glasgow.
1967	A. Jan. 1891 F. Dec. 1894	*FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
1114	A. Feb. 1884 F. Apr. 1890	FREEMAN, SYDNEY	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
6640	A. Oct. 1912 F. Nov. 1914	*FREMANTLE, PERCY WARWICK . .	Hill Brow, Duke's Avenue, New Malden, Surrey.
3991	A. Oct. 1902 F. Apr. 1911	*FRENCH, CECIL GEORGE	125, Ramuz Drive, Westcliff-on-Sea, Essex.
2795	Sep. 1895	FREND, HENRY	Derry House, Brosna, S.O., King's County
5847	Oct. 1910	*FREW, GORDON THOMSON	216, West George Street, Glasgow.
5380	Oct. 1908	*FREYBERG, HERBERT	24, Cromwell Place, S.W.
3027	Feb. 1902	FRITCHLEY, EDWIN WOLLASTON	6, Sirdar's Palace, Hummum Street, Fort Bombay.
3331	Oct. 1898	*FRY, JOSEPH HARRY	64, Craven Park, Willesden, N.W.
734	Feb. 1882	FRYER, GEORGE	41, Caroline Place, Hull.
1124	A. Mar. 1884 F. Apr. 1891	FULLER, THOMAS ALFRED	The College, All Saints', Derby.
5848	Oct. 1910	*FULTON, EDWIN ALEXANDER, B.SC. (Edin.)	Estate Office, Sedgwick, near Kendal.
2953	A. Oct. 1895 F. Sep. 1905	*FUNNELL, HORACE FREDERICK . .	16, Martindale, East Sheen, S.W.
3226	A. Oct. 1897 F. Jan. 1901	*FURMEDGE, JOHN HARRIS	Penmyarth, Crickhowell, South Wales.
417	Jan. 1876	GAIRDNER, EDWARD JAMES	Effingham House, Arundel Street, Strand, W.C., and Albany House, Avenue Road, St. Neots, Huntingdon- shire.
3061	Oct. 1896	GALBRAITH, SAMUEL HAUGHTON, MAJOR, M.A., B.E. (Dub'in) . .	Royal Engineer Office, Netley, Hants.
2004	Mar. 1891	GALE, ERNEST SEWELL	15, New Bridge Street, E.C.
3683	A. Oct. 1900 F. Nov. 1901	*GALE, HARRY	High Street, Egham, Surrey.
761	Feb. 1882	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
7492	Oct. 1914	GALLETLY, WILLIAM HALDANE . .	Freeston Terrace, Normanton, Yorks.

Date of Election and of Transfer.	FELLOWS.	Address.
July 1868	GALSWORTHY, FREDERICK	
	THOMAS	11, Waterloo Place, S.W.
Feb. 1890	GAMBLE, SIDNEY GOMPERTZ,	Metropolitan Fire Brigade, Southwark
	A.M.I.C.E.	Bridge Road, S.E.
Mar. 1889	GANDY, JAMES	22, Essex Street, Strand, W.C.
A. Oct. 1898	*GARDINER, ROBERT STRACHAN..	Hawarden Estate Office, Hawarden, near
F. Nov. 1899		Chester, Flintshire.
A. Nov. 1892	*GARDNER, GILBERT	Crawley, Sussex.
F. Mar. 1895	*GARRARD, ARTHUR NORMAN ..	4 and 5, Charles Street, St. James's
F. Oct. 1907		Square, S.W.
Nov. 1891	GARRARD, NORTON BURROUGHS	Hoxne, Eye, Suffolk.
Nov. 1891	GARROOD, THOMAS WILLIAM M.	Birkbeck Bank Chambers, High Holborn,
		W.C.
Feb. 1915	GARTON, WALTER T.	Linchuden, Whalley Road, Accrington,
		Lancs.
Oct. 1909	GARVEY, GEORGE BLOOMFIELD..	21, Lincoln Place, Dublin.
Sep. 1895	GARVEY, TOLER ROBERT	Estates Office, Parsonstown, King's Co.
May 1890	GATE, ALFRED JOSEPH	35A, Mecklenburgh Square, W.C.
A. Oct. 1899	*GATE, HENRY ARTHUR ARMYTAGE	35A, Mecklenburgh Square, W.C.
F. July 1901		
Jan. 1882	GATER, CALEB WILLIAM	Salisbury.
A. Oct. 1906	*GAWITH, HARRISON	City Surveyor's Office, Town Hall,
F. Apl. 1915		Manchester.
A. May 1884	GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynham,
F. Jan. 1889		Norfolk.
Oct. 1914	GEDDES, CHARLES DAVID	21, Young Street, Edinburgh.
Oct. 1913	*GEEN, WALTER, M.A. (<i>Cantab.</i>)..	57, Waterloo Road, S.E.
Nov. 1891	GELDER, SIR WILLIAM ALFRED,	
	M.P., F.R.I.B.A.	76, Lowgate, Hull.
A. Oct. 1899	*GENGE, WILLIAM POPE, JUN. ..	District Valuer's Office, Tudor House,
F. May 1905		St. Albans, Herts.
A. Nov. 1892	*GERMAN, GEORGE	Rawdon Terrace, Ashby-de-la-Zouch.
F. Nov. 1895	GERMAN, GEORGE JOSEPH.. ..	Ashby-de-la-Zouch.
Oct. 1914	GERMAN, HARRY.. .. .	The Hall, Donisthorpe, Ashby-de-la-
May 1891		Zouch, and Loughborough.
Feb. 1883	GERMAN, JOHN	Ashby-de-la-Zouch, Leicestershire.
A. Jan. 1886	*GIBBON, WM. JACOMB, A.R.I.B.A.	Wootton Heath, New Milton, Hants.
A. Oct. 1905	*GIBSON, ALEXANDER WILLIAM	21, Lauriston Road, Preston Park,
F. June 1912		Brighton.
A. Oct. 1906	*GIBSON, FRANK SPEEDING.. ..	42, New King's Road, Parsons Green,
F. June 1914		S.W.
A. Dec. 1889	*GIDDY, OSMAN HORTON	11A, Regent Street, Waterloo Place, S.W.
F. May 1893		
A. Oct. 1904	*GILBERT-LODGE, EDWARD MOR-	
F. Jan. 1909	TON	37, Bedford Row, W.C.
Feb. 1899	GILCHRIST, JOHN.. .. .	81, Hope Street, Glasgow.

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6140	Oct. 1911	*GILLER, CHARLES FREDERICK ..	67, Above Bar, Southampton.
1466	Mar. 1888	GILPIN-BROWN, WILLIAM DUNDAS	Estate Office, Stoneleigh Abbey, Kenilworth, Warwickshire
5075	Feb. 1907	GILRUTH, WILLIAM	H.M. Office of Works, National Provincial Bank Chambers, James Street, Liverpool.
3834	A. Oct. 1901 F. May 1909	*GIMSON, ALLEN	Northcroft, Oakhill Avenue, Pinner, Middlesex.
6487	Oct. 1912	*GIRLING, ROBERT JAMES .. .	Felix Chambers, Felixstowe, Suffolk.
4426	A. Oct. 1904 F. Jan. 1905	*GLASIER, EDWARD BROUGHAM..	Grafton House, 12 and 13, Grafton Street, Piccadilly, W.
4172	A. Oct. 1903 F. Dec. 1909	*GLEED, PERCIVAL FRANCIS ..	8 and 9, Martin's Lane, Cannon St., E.C.
1702	Jan. 1890	GLEED, RICHARD CUMMINGS ..	8 and 9, Martin's Lane, Cannon St., E.C.
5368	Oct. 1908	GLEN, JAMES	Ashfield, Park Place, Stirling.
2801	Sep. 1895	GLOSTER, THOMAS EDWARD ..	Collon, Co. Louth.
2672	A. Oct. 1894 F. June 1898	*GLOVER, HENRY ALEXANDER ..	18, Riggindale Road, Streatham, S.W.
4002	Oct. 1905	GOADBY, FRANCIS HUBERT, A.M.I.C.E.	Works Department, H.M. Dockyard, Chatham, Kent.
3095	A. Oct. 1896 F. Oct. 1900	*GOADBY, HOWARD	72, Clifden Rd., Twickenham, Middlesex.
4174	A. Oct. 1903 F. Apr. 1911	*GODDING, FRANK HORATIO ..	Valuation Department, Inland Revenue South Parade, Northallerton, Yorkshire.
3228	A. Oct. 1897 F. Feb. 1900	*GOLDSMITH, DOUGLAS FLEET ..	Lavant Street, Petersfield, Hants.
3685	A. Oct. 1900 F. Nov. 1905	*GOODBODY, FREDK. ALLEN STURGE	33, Corn Street, Bristol.
989	Dec. 1883	GOODCHILD, JOSIAH	Bank Chambers, Parkhurst Road, N.
3994	A. Oct. 1902 F. Oct. 1909	*GOODCHILD, RALPH HARRY ..	57, London Street, Norwich.
3836	A. Oct. 1901 F. Nov. 1909	*GOODCHILD, WALTER CHARLES..	49, Dunvegan Gardens, Eltham, Kent and 63, Finsbury Pavement, E.C.
4883	Oct. 1906	GOODING, WILLIAM ALFRED ..	Arndilly, York Road, St. Albans, Hertfordshire.
3343	A. Oct. 1899 F. Dec. 1904	*GOODMAN, ALFRED	35, Bucklersbury, E.C.
1546	Jan. 1889	GOODWYN, LEONARD WILLIAM..	8, Granville Chambers, Granville Place Portman Square, W.
3928	Feb. 1902	*GORDON, ALEXANDER.. .. .	97, Queen Victoria Street, E.C.
5369	Oct. 1908	GORDON, ALEXANDER WILLIAM ROBERT	Queensgate, Inverness.
2252	Nov. 1891	GOTT, CHARLES HENRY, M.I.C.E.	Superintending Valuer, Manor Row Bradford, Yorkshire.
1567	Jan. 1889	GOTT, FRANK	North British Buildings, East Parade, Leeds.
5937	A. Oct. 1910 F. Nov. 1914	*GOTT, RALPH EDGAR	SteePhill House, Emm Lane, Bradford Yorks.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Feb. 1897 F. May 1897 May 1891	*GOULDING, ARTHUR GOVER, ARTHUR SUTTON, F.R.I.B.A.	41, Moorgate Street, E.C. 25, Bucklersbury, E.C.
A. Oct. 1905 F. June 1914 Oct. 1913	*GOWING, CHARLES TOWLER .. GRAHAM, MUNGO MACDOUGAL	17, Prince of Wales Road, Norwich. 21, Bath Street, Glasgow.
A. Dec. 1882 F. Jan. 1885	GRANT, JAMES	Glandwr, Llanidloes, Montgomeryshire.
A. Oct. 1897 F. Mar. 1909	*GRAY, HORACE NORMAN	334, Commercial Road, E.
A. Oct. 1909 F. Oct. 1910	*GRAY, JOHN	18, Ochil Street, Alloa, N.B.
A. Oct. 1909 F. June 1914	*GRAY, JOHN VINCENT	Highcliffe, Shrewsbury Lane, Shooter's Hill, S.E.
Oct. 1914 Oct. 1914	GREAVES, PERCY CHRISTIAN .. GREEN, ALBERT THOMAS	Wakefield, Yorkshire. 6, Ely Place, Dublin.
A. Oct. 1896 F. July 1907	*GREEN, ARTHUR EDWARD	Inland Revenue, Weimar House, Chichester.
A. May 1891 F. May 1897	*GREEN, EDMUND HORACE	17, St. Swithin's Lane, E.C.
A. Oct. 1893 F. May 1897	*GREEN, FREDERICK ALGERNON ..	17, St. Swithin's Lane, E.C.
A. Dec. 1883 F. Oct. 1913	GREEN, JAMES HENRY TOWNSEND	22, Chancery Lane, W.C.
A. Oct. 1909 F. Nov. 1912	*GREENAWAY, JOSEPH REGINALD	11, Friar Street, Reading.
Feb. 1897 Feb. 1897	GREENWOOD, JOSEPH, MAJOR .. GREGORY, ALFRED, MAJOR ..	1, Bartram's Park, Haverstock Hill, N.W. War Office, 54, Victoria Street, S.W.
A. Oct. 1895 F. June 1896	*GREGSON, GEORGE ERNEST	13, Harrington Street, Liverpool.
Feb. 1884	GRELLIER, HARLEY MAIR	6, Queen Anne's Gate, S.W., and Epsom, Surrey.
A. Oct. 1894 F. May 1896	*GRIFFIN, ALFRED	47, South Street, Greenwich, S.E.
May 1891 Feb. 1890	GRIFFIN, HAROLD GRIFFITHS, WILLIAM	54, High Street, Battersea, S.W. Gelley-Wernen Estate, Llanelly, Carmarthenshire.
Oct. 1914	GRIFFITHS, WILLIAM THOMAS ..	Uplands, Tygwyn Road, Penylan, Cardiff.
Nov. 1891	GRIGGS, ROBERT, A.R.I.B.A. ..	11, Gray's Inn Square, W.C.
A. Oct. 1908 F. Oct. 1910	*GRIMWOOD, ARTHUR	Inland Revenue, 4, Mosley Street, Newcastle-on-Tyne.
A. Oct. 1898 F. Dec. 1901	*GRIPPER, JOSEPH EDWARD	Manor House Farm, Brampton, Huntingdon.
Feb. 1892	GROGAN, HENRY THOMAS	62, Park Street, Grosvenor Square, W.
A. Oct. 1907 F. Oct. 1910	*GROVE, ALBERT	1, Parkfield Terrace, Stourbridge, Worcestershire.
A. Feb. 1890 F. Jan. 1893	*GROVER, ARTHUR	18, Charing Cross Road, W.C.
A. Oct. 1894 F. Jan. 1899	*GROVER, PHILIP GORDON	Eastbrook Lodge, Lyminge S.O., Kent.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3995	A. Oct. 1902 F. Dec. 1909	*GROVES, ARNOLD TUDOR	125, High Holborn, W.C.
1737	Feb. 1890	GUDGEON, GEORGE EDWARD ..	Estate Agency Offices, Winchester.
4327	Oct. 1904	GUINNESS, GERALD SEYMOUR ..	16, College Green, Dublin.
4328	Oct. 1904	GUINNESS, HOWARD RUNDELL..	16, College Green, Dublin.
1550	A. Jan. 1889 F. May 1900	*GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
6669	A. Oct. 1912 F. June 1914	*HADDEN, HARRY HAROLD ..	Woodstock, Cunningham Park, Harrow Middlesex.
1670	A. Dec. 1889 F. Aug. 1893	*HADLEY, FRANK.. .. .	18, Bennett's Hill, Birmingham.
2523	A. Nov. 1892 F. Oct. 1896	*HAIGH, THOMAS FREDERICK ..	c/o Miller and Haigh, 25, Halford Street Leicester.
5684	A. Oct. 1909 F. June 1910	*HALE, HARRY BARNES	Milford, Grove Road, Surbiton, Surrey
2263	Nov. 1891	HALE, RAYMOND HENRY	6, Queen Anne's Gate, S.W.
2687	A. Oct. 1900	HALL, AUGUSTUS WILLIAM ..	General Valuation Office, 6, Ely Place Dublin.
5818	F. Feb. 1910		
1179	A. May 1884 F. Oct. 1914	HALL, CHARLES PELL.. .. .	Park Farm Office, Woburn, Beds.
4329	Oct. 1904	HALL, DAVID	18, South Mall, Cork.
619	May 1881	HALL, ERNEST	56, Commercial Road, Portsmouth.
4703	A. Oct. 1905 F. Oct. 1910	*HALL, FRANCIS SAMUEL	8, Westmoreland Street, Dublin, and 457, Birkbeck Bank Chambers, W.C.
5098	A. Oct. 1896 F. June 1897	*HALL, JOHN HERBERT	1, Cooper Street, Manchester, and 1 Market Street, Altrincham, Cheshire
3544	Oct. 1912	HALL, JOHN SEBASTIAN	6, Ely Place, Dublin.
4430	A. Oct. 1904 F. Nov. 1912	*HALL, VERNON MANNING	22, The Avenue. Bedford Park, W.
1295	A. Jan. 1886 F. June 1891	*HALL, WILLIAM TIMOTHY	College Hill, Shrewsbury.
1189	May 1884	HALLETT, WILLIAM BROWN ..	11, Queen Victoria Street, E.C., and 280-282, Holloway Road, N.
1619	A. Apr. 1889 F. Dec. 1891	*HALL-JONES, FREDERICK	Parliament Mansions, Victoria St., S.W. and 35, The Broadway, Ealing, W.
6111	Oct. 1911	*HAMILTON, CHARLES	Path Park, Laurieston, Falkirk.
2804	Sep. 1895	HAMILTON, EDWARD CHETWOOD, MAJOR	Woodstock Estate Offices, Inistioge, Co. Kilkenny.
5337	Feb. 1908	HAMILTON, JOHN COCHRANE ..	53, Hanover Street, Edinburgh.
6488	Oct. 1912	*HAMILTON, THOMAS WELSH ..	Mansion House, Greenock.
5440	Oct. 1910	*HAMMOND, FREDERIC SNOWDEN	23, Barbican, E.C.
5151	Feb. 1897	HAMMOND, ROBERT WILLIAM, MAJOR	
4113	A. Feb. 1903 F. Oct. 1910	*HANSON, HAROLD, A.M.I.C.E. ..	11, Cloth Hall Street, Huddersfield Yorkshire.
2266	Nov. 1891	HANSON, JOHN HENRY, M.I.C.E. (President)	11, Cloth Hall Street, Huddersfield Yorkshire.

Date of Election and of Transfer.	FELLOWS.	Address.
Dec. 1881	HARDCASTLE, FREDERICK HENRY APPLETON, A.R.I.B.A. . . .	5, Old Queen Street, S.W.
A. Oct. 1904 F. June 1912	*HARDING, CHARLES REGINALD, MAJOR	County Land Agent's Office, County Council Buildings, Newport, and Inglefield, Llanthewy Road, Newport, Mon., 1st Birmingham Bn. Royal Warwickshire Regt., Sutton Coldfield.
Sep. 1895	HARDMAN, EDWARD CHAMBRÉ . .	14, Molesworth Street, Dublin.
Apr. 1888	HARDY, RICHARD THOMAS ASH . .	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.
Oct. 1906	*HARGRAVE, WILLIAM HARRISON, A.M.I.C.E. (Ireland)	68, Grosvenor Square, Rathmines, Co. Dublin
Apr. 1889	HARGRAVES, STEPHEN	35, Hamilton Square, Birkenhead.
A. Oct. 1909 F. Oct. 1910	*HARKNESS, JOHN	2, Barns Terrace, Ayr.
A. Oct. 1903 F. Oct. 1910	*HARLAND, HENRY CHAPMAN . .	Ormesby Estate Office, Cargo Fleet, Middlesbrough, Yorkshire.
Mar. 1891	HARLE, JOHN JOSEPH	Tortworth Estate Office, Falfield, Gloucester.
A. Oct. 1907 F. Oct. 1913	*HARMER, ERNEST FREDERICK . .	Messrs. Weston and Burnett, 24, Portland Street, Southampton.
A. Feb. 1881 F. Oct. 1904	HARPER, EDGAR JOSIAH	Beech Hyrst, Haling Park Road, Croydon.
Nov. 1891	HARPUR, WILLIAM, M.I.C.E. . .	Town Hall, Cardiff, Glamorganshire.
Feb. 1906	HARRIS, ARNOLD ELSMERE . . .	117, Colmore Row, Birmingham.
A. Oct. 1905 F. Apr. 1913	*HARRIS, EDWARD CHARLES . . .	39, Bloomsbury Square, W.C.
Oct. 1897	*HARRISON, CHARLES	179, Horninglow Street, Burton-upon-Trent, Staffordshire.
Oct. 1903	*HARRISON, FREDERICK	District Valuer, Union Street Chambers, Coventry.
Oct. 1905	HARRISON, FREDERICK WALTER	H.M. Admiralty, S.W.
A. Oct. 1894 F. Apr. 1901	*§HARRISON, GEORGE JOHN ROBERTSON	Valuer's Dept., 54, Victoria Street, S.W.
A. Oct. 1897 F. Dec. 1899	*HARRISON, JOHN EDWARD . . .	Estate Office, Allestree, near Derby.
Feb. 1899	HART, JOHN	Cowie Mains, Stonehaven, Kincardineshire.
A. Oct. 1900 F. Dec. 1911	*HARTFREE, GEORGE BERTRAM . .	District Council Office, Alton, Hants.
Mar. 1895	HARTLEY, HENRY	Bristowe Chambers, 8, Harrington Street, Liverpool.
A. Feb. 1900 F. May 1910	*HARTLEY, TOM PERCY	Letwell, The Grove, Coulsdon, Surrey.
Sep. 1895	HARVEY, JAMES GEO. MOREWOOD	Northern Bank Buildings, Londonderry
A. Jan. 1889 F. Oct. 1891	HASKINS, WILLIAM ALBION . . .	2, Tanfield Court, Temple, E.C.
May 1873	HASLAM, DRYLAND	Friar Street Chambers, Reading.
A. Dec. 1889 F. Aug. 1893	*HASLAM, DRYLAND, JUN. . . .	Friar Street Chambers, Reading.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
962	A. May 1883 F. Apr. 1889	*HASLUCK, LANCELOT GERALD ..	Green Hill Park, New Barnet, Herts.
7496	Oct. 1914	HASSAM, ARTHUR	Newcastle, Staffs.
5596	Oct. 1909	HATTE, WILLIAM MUNDAY ..	32, Nassau Street, Dublin, and Charleville, Co. Cork.
2268	Nov. 1891	HAWKER, HARRY EDWIN	St. Peter's Chambers, Bournemouth, Hants.
4184	A. Oct. 1903 F. June 1912	*HAWKINS, EDWARD ROBINSON..	South Runcton, Downham Market, Norfolk.
3691	A. Oct. 1900 F. July 1903	*HAWKINS, LANCELOT GOULDER..	Downham Market, Norfolk.
4185	A. Oct. 1903 F. Oct. 1914	*HAY, PERCY GILBERT	Totland, Clifton Road, Wallington, Surrey.
2269	Nov. 1891	HAYNES, HENRY	Estate Office, Clifton, Nottingham.
1513	Dec. 1888	HAYTON, JOSEPH WILLIAM ..	9, Bank Street, Carlisle.
1968	A. Jan. 1891 F. Apr. 1894	*HAYWARD, FREDERICK GEORGE	Market Square, Dover, Kent.
644	Dec. 1881	HAYWARD, HENRY	Dover, Kent.
3233	A. Oct. 1897 F. June 1900	*HAYWARD, THOMAS WILLIAM ALFRED, A.M.I.C.E., M.I.M.E.	Municipal Buildings, Lavender Hill, S.W.
6689	A. Oct. 1912 F. June 1914	*HAYWOOD, CHARLES SPENCER..	Grey Croft, Queen's Road, Accrington, Lancs.
1254	Feb. 1885	HAYWOOD, WILLIAM MATTHEWS	9, West Street, Hereford.
1673	A. Dec. 1889 F. May 1891	*HEAD, JOHN GEORGE	17, Baker Street, W.
3383	A. Oct. 1898 F. Apr. 1901	*HEALING, OSWALD JUDD	21, Queen Anne's Gate, Westminster, S.W.
4330	Oct. 1904	HEARD, RICHARD	15, South Mall, Cork.
2270	Nov. 1891	HEATH, HENRY	34, Finsbury Pavement, E.C.
3384	A. Oct. 1898 F. Dec. 1903	*HEATH, HENRY CUBITT	142, Grange Road, Bermondsey, S.E.
3998	A. Oct. 1902 F. May 1910	*HEATH, JOHN LIONEL	Valuer's Department, 38, Lansdowne Road, Tottenham, N.
692	Jan. 1882	HEATON, GEORGE HERBERT ..	Endon, near Stoke-upon-Trent, Staffs.
617	Apr. 1881	HEBBLETHWAITE, LOUIS	Custom House Buildings, Whitefriargate Hull, Yorkshire.
1740	Feb. 1890	HEELIS, WILLIAM	26, Budge Row, E.C.
8047	A. June 1896 F. Sep. 1902	*HEMPHILL, CHARLES GEORGE CATHCART, MAJOR	11, Ely Place, Dublin.
5850	Oct. 1910	*HENDRY, ROBERT	25, Herries Road, Maxwellpark, Glasgow
4187	A. Oct. 1903 F. Nov. 1904	*HENNIKER, FREDERICK SIBERT..	Adelphi Terrace House, Adelphi, W.C.
1378	Mar. 1887	HEPPER, JOHN	East Parade, Leeds.
4714	A. Oct. 1905 F. Oct. 1914	*HEPWORTH, HERBERT RAIKES, A.M.I.C.E.	County Surveyor's Office, Wakefield, Yorkshire.
1219	Dec. 1884	HERBERT, ALLAN	The Market Place, Andover, Hants.
3039	June 1896	*HERN, SAMUEL	93, St. Mary Street, Cardiff, Glamorgan-shire.
1435	Jan. 1888	HESKETT, WILLIAM JAMES ..	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1894 F. Dec. 1895	*HEWARD, ERNEST JAMES	52, Wickham Road, Brockley, S.E.
A. Oct. 1906 F. Oct. 1911	*HEWITT, ARTHUR CECIL, A.M.I.C.E.	Office of Chief Engineer of Existing Lines, Government Railway, Perth, Western Australia.
Oct. 1914	HEWITT, CHARLES RICHARD ..	122, London Road, Derby.
A. Oct. 1905 F. Nov. 1913	*HEWITT, FRANK	R.D.C. Offices, Kiveton Park, near Sheffield.
Oct. 1903	HEWITT, FREDERIC THOMAS BAINES, CAPTAIN	Beechmount, Kilworth, Co. Cork.
A. Oct. 1907 F. Nov. 1908	*HEWS, THOMAS GREENSLADE ..	8, Clarendon Road, Sketty, Glamorgan-shire.
Sep. 1895	HEWSON, GEORGE RAWDON MAURICE	Dromahair, Co. Leitrim.
Feb. 1903	*HIBBERT, JOSEPH VICTOR ..	77, Croydon Road, Anerley, S.E.
May 1891	HICKSON, STEPHEN WESTBY ..	Telephone Buildings, 31, Queen Victoria Street, E.C.
Jan. 1884	HIGGINS, FREDERIC	Alford, Lincolnshire.
A. Dec. 1889 F. May 1891	*HIGGINS, GEORGE	12, Finchley Rd., St. John's Wood, N.W.
A. Oct. 1907 F. May 1909	*HILL, GEORGE FINLAY BURD ..	18, Woodcote Road, Wallington, Surrey.
Mar. 1886	HILL, WILLIAM BURROUGH ..	93, Above Bar, Southampton, Hants.
A. Jan. 1886 F. Mar. 1890	HILLIARD, GEORGE EDWARD ..	Chelmsford.
Apr. 1887	HILTON, JOHN	30, Budge Row, E.C., and 17, Montpelier Row, Blackheath, S.E.
A. Oct. 1899 F. May 1905	*HINCHSLIFF, EDWARD ROBERT ..	Urban District Council Office, Barry, Glamorganshire.
May 1891	HINCKS, HENRY THORP	Wigston Hall, Leicester.
Oct. 1912	HINDE, WILLIAM HENN, M.I.C.E.	Lincoln Chambers, Dublin.
A. Oct. 1900 F. Nov. 1901	*HINDMARSH, RALPH FREDERICK	Tyne Improvement Commission, Engineer's Office, Newcastle-on-Tyne.
Nov. 1891	HINDS, HENRY	57, Queen Street, Ramsgate, Kent.
Feb. 1883	HINE, GEORGE THOMAS	35, Parliament Street, S.W., and Victoria Street, Nottingham.
A. Oct. 1911 F. July 1912	*HINES, ERNEST OWEN	Earlham, 8, Anglesea Road, Ipswich.
Oct. 1912	*HINES, HERBERT	Tilley's Buildings, Market Street, Newcastle-on-Tyne.
A. Oct. 1898 F. Oct. 1910	*HINKS, HENRY	1, Graham Road, Purley, Surrey.
A. Oct. 1903 F. Oct. 1913	*HINTON, HERBERT ARTHUR ..	5, Crouch Hill, N.
Apr. 1890	HIPPISLEY, WILLIAM JOHN ..	Northam House, Wells, Somerset.
May 1882	HITCHCOX, WILLIAM	Bank Chambers, Newport, Monmouth-shire.
A. Oct. 1903 F. Dec. 1911	*§HOARE, ARTHUR JOHN	Roseneath, St. Saviour's Road, Brixton Hill, S.W.
Mar. 1890	HOBBS, JOHN	Estate Office, Ashford, Kent.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
7522	Oct. 1914	*HOBDAY, WILLIAM HERBERT ..	62, Moorgate Street, E.C.
518	Dec. 1878	HOBGEN, FRANCIS NEALE	East Street, Chichester, Sussex.
2080	May 1891	HOBGEN, THOMAS CECIL	41, East Street, Chichester, Sussex.
888	Feb. 1883	HOBSON, FREDERICK WILLIAM ..	79, Coleman Street, E.C.
5587	Oct. 1909	HODGES, ARTHUR POOL	H.M. Office of Works, Storey's Gate, S.W.
4321	Oct. 1904	HODGSON, HARRY MOORE	25, Bedford Row, W.C.
5186	A. Oct. 1907 F. Dec. 1914	*HODSON, LAURENCE SCRIVENER	Opposite Great Northern Railway Station, Palmers Green, N.
2809	Sep. 1895	HODSON, RICHARD EDMOND, M.A. (<i>Dublin</i>)	Coolfadda House, Bandon, Co. Cork.
2081	May 1891	HOGGARTH, ARTHUR	Kendal, Westmorland.
4444	A. Oct. 1904 F. Apr. 1913	*HOGGARTH, LAWRENCE STEELE	St. Abbs, Kendal, Westmorland.
4445	A. Oct. 1904 F. May 1910	*HOGWOOD, DOUGLAS CLARENCE	6, Queen Street, Ramsgate, Kent.
1155	May 1884	HOLIDAY, FREDERICK DEAN ..	Bicester, Oxfordshire.
2587	A. Oct. 1893 F. Feb. 1897	*HOLIDAY, PERCY CAVE	Bicester, Oxfordshire.
893	A. Feb. 1883 F. Nov. 1889	HOLLAND, THOMAS JAMES, JUN.	105, Tierney Road, Brixton Hill, S.W.
2279	Nov. 1891	HOLMAN, GEORGE EDWARD ..	6, King's Bench Walk, Temple, E.C.
6458	Oct. 1912	HOLMES, EDWARD	16, St. James' Street, Sheffield.
2009	Mar. 1891	HOLMES, MONTAGU	33, Paternoster Row, E.C.
3845	A. Oct. 1901 F. July 1907	*HOLMES, MONTAGU PRICE	33, Paternoster Row, E.C.
2281	Nov. 1891	HOMAN, FRANKLIN GEORGE ..	184, Eastgate, Rochester, Kent.
1595	A. Feb. 1889 F. May 1897	*HOMAN, HUBERT FRANKLIN ..	184, Eastgate, Rochester, Kent.
4003	A. Oct. 1902 F. July 1913	*HOME, PHILIP WOOLLATT ..	258, Ferme Park Road, Crouch End, N.
4446	A. Oct. 1904 F. Oct. 1914	*HONEY, ROBERT LLEWELLYN ..	Town Hall, Chatham.
1741	Feb. 1890	HONEYBALL, FRED. THOMAS ..	Deal, Kent.
3846	A. Oct. 1901 F. May 1903	*HOOD, HERBERT CHARLES	8, Union Court, Old Broad Street, E.C.
3101	A. Oct. 1896 F. Dec. 1900	*†HOOB, THOMAS	Kubbeh Gardens, Cairo.
3040	June 1896	*HOOD, WALTER RICHARD	8, Union Court, Old Broad Street, E.C.
3547	A. Oct. 1899 F. July 1901	*HOOLEY, ARTHUR JOHN	The College, All Saints', Derby.
3697	A. Oct. 1900 F. June 1908	*HOOPER, ALFRED EGBERT	10, High Street, Marlborough, Wiltshire.
1446	A. Jan. 1888 F. Jan. 1896	*HOOPER, CECIL HENRY	South Eastern Agricultural College, Wye Kent.
2904	A. Oct. 1895 F. Nov. 1899	*†HOOPER, EDGAR WILFRED ..	Haslemere, Beemfort Road, Reigate, Surrey.
1644	Dec. 1889	HOPKINS, ALFRED JAMES	37, Mortimer St., Cavendish Square, W.
3847	A. Oct. 1901 F. June 1909	*HOPKINS, PERCY RAYNES	6, Ely Place, Dublin.
2282	Nov. 1891	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agur Street, Bury, Lancashire.
2010	Mar. 1891	HORNE, EDMUND	High Street, Hounslow, Middlesex.
794	Apr. 1882	*HORNE, W. EDGAR, M.P. (<i>Past-President</i>)	5, Tilney Street, W.
1390	May 1887	HORNOR, CHARLES JARED	32, Prince of Wales' Road, Norwich.

† Special Forestry Diploma.

† Special Sanitary Science Diploma.

Date of Election and of Transfer.	FELLOWS.	Address.
May 1887	HORNOR, FRANCIS	Old Bank of England Court, Queen Street, Norwich.
Oct. 1908	HORSBRUGH, CHARLES EDWARD	Blairquhosh, Blanefield, Glasgow.
Oct. 1913	*HORSER, COTTERELL WALTER..	65, Cleveland Road, South Woodford, N.E.
May 1890	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
Mar. 1890	HORSFALL, RICHARD EDGAR ..	22A, Commercial St., Halifax, Yorkshire.
A. Oct. 1901	*HOSGOOD, ANDREW WEBBER..	Williton, Somerset.
F. Nov. 1905	*HOSKINS, MARCUS	Tweed Shire Offices, Murwillumbah, New South Wales.
A. Oct. 1901		
F. July 1902		
A. Oct. 1905	*HOUGHTON, JOHN GOLDSMITH ..	Studland, Woodside Road, Woodford Wells, Essex.
F. Apr. 1911		
Oct. 1899	*HOUGHTON, THOMAS MARCUS ..	331, Clapham Road, S.W.
Jan. 1891	HOUGHTON, WILLIAM.. .. .	58, Old Broad Street, E.C.
Feb. 1889	HOVENDEN, HENRY EDWARD ..	172, Bishopsgate, E.C.
A. Oct. 1902	*HOW, HERBERT	2, Charlton Road, Blackheath, S.E.
F. Nov. 1912		
Feb. 1898	HOWATT, WILLIAM	146, Buchanan Street, Glasgow.
A. Oct. 1911	*HOWATT, WILLIAM HENRY ..	146, Buchanan Street, Glasgow.
F. Nov. 1912		
Oct. 1911	*HOWES, WILLIAM TROTMAN ..	Thorpe End, Fowlers Road, Salisbury.
A. Oct. 1897	*HOWLAND, ARTHUR FRANK ..	30, Somerset Street, Portman Square, W.
F. Nov. 1906		
A. Feb. 1869	HUBBERSTY, HENRY ALFRED ..	Buxton, Derbyshire.
F. Mar. 1883		
Oct. 1909	HUGGARD, WILLIAM	Clounalour, Tralee, Co. Kerry.
A. Oct. 1904	*HUGGINS, ERNEST GEORGE ..	72, Finsbury Pavement, E.C.
F. Oct. 1911		
Oct. 1912	HUGHES, GEORGE	H.M. Dockyard, Devonport.
Mar. 1889	HUGMAN, CHARLES EADY	9, Adam Street, Adelphi, W.C.
May 1891	HUMPHREYS, JOHN HENRY ..	Castle House, Usk, Monmouthshire.
A. Oct. 1907	*HUNNINGS, ARTHUR	Rating Surveyor's Office, Town Hall, Hackney, N.E.
F. Nov. 1910		
Oct. 1906	*HUNT, FRANK WILLIAM	9, Spring Gardens, Charing Cross, S.W.
Nov. 1891	HUNT, FRED. WM. H., F.R.I.B.A.	20, King Street, Portman Square, W.
A. Oct. 1899	*HUNT, GEORGE WHITAKER ..	Estate Office, Holme Lacy, Herefordshire.
F. Dec. 1902		
Oct. 1911	*HUNT, JOHN, F.R.I.B.A.	30, York Place, Portman Square, W.
May 1891	HUNT, THOMAS	Baldock Street, Ware, Herts.
Jan. 1891	HUNTER, CECIL	Cricklewood, N.W.
Oct. 1914	*HUNTER, JAMES DOUGLAS.. ..	39, Great Marlborough Street, W.
Oct. 1912	HUNTLEY, FREDERICK ARTHUR, Lic.R.I.B.A.	H.M. Office of Works, Bristol.
Nov. 1891	HURRELL, JOHN WEYMOUTH ..	25, Brazennose Street, Manchester.
A. Oct. 1902	*HUSKINSON, ERNEST AMPHLETT	Epperstone, near Nottingham.
F. Oct. 1910		
A. Dec. 1883	HUSKINSON, THOMAS WILLIAM..	Epperstone Manor, Nottingham.
F. Jan. 1891		

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
5365	Oct. 1908	HUSON, ERNEST WILLIAM	Director of Works Department, Admiralty, S.W.
1182	A. May 1884 F. Dec. 1889	HUSSEY, ROBERT	Birch Garth, Mickleover, Derbyshire.
5699	A. Oct. 1909 F. Jan. 1911	*HUTCHINGS, WILLIAM ARTHUR ..	The Hollies, Sutton Coldfield, Warwickshire.
5610	Oct. 1909	*HUTCHINS, JAMES BUSHELL ..	22, Lord Street, Liverpool.
6124	Oct. 1911	HUTCHISON, WILLIAM HENRY ..	General Valuation Office, 6, Ely Place, Dublin.
3353	A. Oct. 1901 F. Dec. 1910	*INGRAM, CECIL WALTER	Messrs. Knight, Frank & Rutley, 100, Princes Street, Edinburgh.
4195	A. Oct. 1903 F. Apr. 1911	*INGRAM, JAMES FRANCIS	26, Victoria Street, Grimsby, Lincolnshire.
305	A. Feb. 1873 F. Jan. 1882	INGRAM, WALTER FEILDE	2, St. Andrew's Place, Lewes, Sussex.
834	Dec. 1882	INMAN, MARSHALL NISBET	7, Bedford Row, W.C.
4006	A. Oct. 1902 F. Nov. 1912	*INSLEY, GEORGE PITRON	3, Westover Buildings, Gervis Place, Bournemouth, Hants.
2291	Nov. 1891	IRELAND, EDWIN BENJAMIN ..	Guestwick, East Dereham, Norfolk.
6995	Oct. 1913	IRONSIDE, WILLIAM DALTON ..	3, Golden Square, Aberdeen.
4122	Oct. 1903	JACKSON, HENRY, M.A. (<i>Cantab.</i>)	Nandour, Latham Road, Cambridge.
7552	Feb. 1915	JACKSON, JOHN HAROLD	18, Booth Street, Manchester.
4611	Oct. 1905	*JACKSON, ROBERT	Estate Office, Wrightington, near Wigan, Lancashire.
1404	Dec. 1887	JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne, Kent.
5381	Oct. 1908	*JACOB, LOUIS, A.R.I.B.A.	Raymond House, Theobald's Road, W.C.
2293	Nov. 1891	JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne, Northumberland.
4353	Feb. 1906	JAMES, FREDERICK JOHN	1, Rusham Road, Wandsworth Common, S.W.
6490	Oct. 1912	*JAMES, GEORGE CHARLES	Rating Department, Guildhall, E.C.
4731	A. Oct. 1905 F. Nov. 1909	*JAMES, GEORGE ERNEST	38, Lansdowne Road, Tottenham, N.
4603	Oct. 1905	JAMES, MERTON JOHN	63, Melody Road, Wandsworth Common, S.W.
2820	Sep. 1895	JAMESON, ROBT. WILLIAM	Campfield House, Dundrum, Co. Dublin.
5476	A. Oct. 1908 F. Oct. 1913	*JAQUES, THOMAS ARNOLD	12, Bedford Row, W.C.
2684	A. Oct. 1894 F. June 1899	*JARMAN, WILLIAM	Alandale, Hatch End, Pinner, Middlesex.
2527	A. Nov. 1892 F. Oct. 1898	*JARMAN, FRANK WILMOT	4, Wellesley Court Road, Croydon.
5196	A. Oct. 1907 F. Oct. 1914	JARVIS, LAWRENCE ALFRED ..	6, Ely Place, Dublin.
1302	Jan. 1886	JEANS, MARK	Marlborough, Wilts.
5851	Oct. 1910	*JEFFERIES, HENRY CHARLES ..	Parkholme, Ancaster Road, Ipswich.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1902 F. June 1914	*JEFFERY, FRANCIS WILSON ..	8, Duke Street, Adelphi, W.C.
A. Oct. 1893 F. Nov. 1895	*JEFFREE, SYDNEY	27, Chancery Lane, W.C.
A. Oct. 1895 F. May 1897	*JENKIN, ARTHUR PEARSE ..	Trewirgie, Redruth, Cornwall.
Oct. 1911	*JENKINS, ALBERT DAVID ..	Surveyor's Office, Municipal Buildings, Liverpool.
A. Oct. 1910 F. June 1914	*JENKINS, CHARLES HERBERT BLEWITT	District Valuer, The Laurels, Neath, Glam.
A. Oct. 1910 F. Oct. 1914	*JENKINS, HAROLD JOHN. ..	4, College Street, Swansea.
A. Oct. 1897 F. Dec. 1903	*JENKINS, RICHARD JAMES..	Town Hall, Portsmouth.
A. Oct. 1893 F. Nov. 1895	*JENKINSON, JOHN	c/o Sir E. G. Jenkinson, K.C.B., National Liberal Club, Whitehall Place, S.W.
A. Feb. 1897 F. Mar. 1899	*JENKINSON, WILLIAM ERIC LEIGH	15, New Bridge Street, Ludgate Circus, E.C.
Feb. 1882	JENKINSON, WILLIAM WILBERFORCE	15, New Bridge Street, Ludgate Circus, E.C.
A. Oct. 1894 F. Nov. 1897	*JENNER, WILLIAM	6, Gluman Gate, Chesterfield, Derbyshire.
A. June 1896 F. June 1900	*JENNINGS, FITZ-LAURENCE PERCIVAL DUDLEY	137, Park Road, N.W.
Mar. 1891	JENNINGS, WILLIAM JOSEPH ..	4, St. Margaret's Street, Canterbury.
A. Nov. 1892 F. Nov. 1896	*JOHNSON, BERNARD MARR (Member of Council)	5, Great College Street, Westminster Abbey, S.W.
A. Oct. 1907 F. Oct. 1914	JOHNSON, CLIFFORD NOEL..	19, Priory Street, Dudley, Worcestershire.
A. Oct. 1897 F. June 1910	*JOHNSON, HARRY LABRON ..	22, Elleray Park Road, Liscard, Cheshire.
A. May 1883 F. Jan. 1885	*JOHNSON, HENRY	34 and 36, Gresham Street, E.C.
Feb. 1906	JOHNSON, HENRY JAMES ..	21, Queen Anne's Gate, S.W.
A. Oct. 1898 F. July 1903	*JOHNSTON, REGINALD ..	133-136, High Holborn, W.C.
A. Oct. 1902 F. Jan. 1904	*JOHNSTONE, AUGUSTUS FREDERIC	39, Merville Avenue, Kingstown, Co. Dublin.
Feb. 1899	JOHNSTONE, JAMES	Alloway Cottage, Ayr.
Oct. 1911	*JOHNSTONE, JOHN THOMAS ..	99, Norbury Crescent, Norbury, S.W.
A. Oct. 1900 F. Feb. 1908	*JONAS, HAROLD DRIVER ..	23, Pall Mall, S.W.
A. Feb. 1888 F. May 1891	*JONAS, HARRY MARSHALL..	8A, Whitehall Place, S.W., and 27, Market Hill, Cambridge.
A. Apr. 1869 F. Feb. 1878	JONAS, HENRY	23, Pall Mall, S.W.
A. Oct. 1902 F. Nov. 1909	*JONAS, ROBERT COLLIER ..	23, Pall Mall, S.W.
A. Oct. 1902 F. Nov. 1905	*JONES, ARTHUR ERNEST ..	21, High Street, Hanley, Staffs.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
7498	Oct. 1914	JONES, EDWARD LLOYD	Plas-Isa, Rhosymedre, Ruabon, Denbighshire.
3103	A. Oct. 1896 F. Dec. 1898	*JONES, ERNEST JOEL	199, Maida Vale, W.
1703	Jan. 1890	JONES, FRANCIS WILLIAM	2, Frewin Court, Corn Market St., Oxford.
5200	A. Oct. 1907 F. Nov. 1913	*JONES, FRANK CECIL	Frewin Court, Corn Market Street, Oxford.
964	A. May 1883 F. Nov. 1886	*†JONES, HENRY ARTHUR	3 and 4, Lincoln's Inn Fields, W.C.
1849	Nov. 1890	JONES, ISAAC M., M.I.C.E.	The Town Hall, Chester.
3393	A. Oct. 1898 F. Feb. 1908	*JONES, JOHN ARTHUR	Tetworth, Kearsney, Dover.
4736	A. Oct. 1905 F. Oct. 1907	*JONES, JOHN FOX	10, Lancaster Place, Strand, W.C.
4014	A. Oct. 1902 F. Nov. 1909	*JONES, JOHN RICE	24, Bridge Street, Newport, Mon.
3394	A. Oct. 1898 F. Nov. 1912	*JONES, PERCY EVERLEY	5, Little George Street, Westminster, S.W.
673	A. Dec. 1881 F. May 1891	JONES, THOMAS, M.I.C.E.	5, Little George Street, Westminster, S.W.
5481	A. Oct. 1908 F. June 1911	*JONES, URWICK MEREDITH	Warwick Chambers, Corporation Street, Birmingham.
2013	Mar. 1891	JONES, WILLIAM EDWARD	Anglesey Estate Office, Graig, Llanfairpwll, Anglesey.
2298	Nov. 1891	JOSELAND, CHARLES	Bank Buildings, Kidderminster, Worcestershire.
1467	Mar. 1888	JOSEPH, DELISSA, F.R.I.B.A.	Portland House, Basinghall Street, E.C.
4015	A. Oct. 1902 F. Nov. 1912	*†JULL, ROBERT CHARLES	1, Cumberland Gardens, Tunbridge Wells, Kent.
3704	A. Oct. 1900 F. July 1912	*KAYE, HERBERT	25, Westfield Grove, Wakefield, Yorkshire.
412	A. Dec. 1875 F. Mar. 1887	KAYE, JOHN EDWARD	Tynedale, Porchester Road, Bournemouth, Hampshire.
6470	Oct. 1912	KEANE, CHARLES OWEN	Hermitage, Ennis, Co. Clare.
4884	Oct. 1906	KEARNS, ROBERT MATTHEW	H.M. Office of Works, Surveyors' Branch, 3, Central Buildings, Westminster, S.W.
7199	Oct. 1914	KELLETT, WILLIAM OSWALD	33A, King Street, Wigan, Lancs.
3766	Feb. 1901	*KELLY, JOHN GEORGE	Roseneath, Totley Rise, Sheffield.
2823	Sep. 1895	KELLY, RICHARD HENRY	21, The Mall, Waterford.
4977	A. Oct. 1906 F. Nov. 1908	*KELLY, SYDNEY APPLETON	136, The Albany, Oldhall Street, Liverpool.
5598	Oct. 1909	KEMPSTER, JOHN, B.E.	95, Lower Leeson Street, Dublin.
4978	A. Oct. 1906 F. June 1914	*KENDZIOR, FRANK FELIX	Burton, Lincoln.
5599	Oct. 1909	KENNEDY, MICHAEL A.	Kinkella, Loughrea, Co. Galway.
1191	May 1884	KENT, GEORGE EDWARD	"Normanhurst," Cavendish Road, Southsea, Hants.
7004	Oct. 1913	*KENT, GEORGE NATHANIEL	521, Barking Road, Plaistow, E.
2299	Nov. 1891	*KENWRICK, GEORGE	83, Colmore Row, Birmingham.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1897 F. Apl. 1901	*§KERR, JOHN MURRAY	Inland Revenue, London City & Midland Bank Chambers, High Street, Lincoln.
Oct. 1898	*KERRUISH, WILLIAM MALTBY ..	21, Athol Street, Douglas, Isle of Man.
Apr. 1889	KERSEY, ALEX. H., F.R.I.B.A. ..	21, Finsbury Pavement, E.C.
Nov. 1890	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
A. Oct. 1894 F. Sep. 1903	*KILLICK, ANTHONY EDWARD ..	32, The Avenue, Eastbourne, Sussex.
Oct. 1913	*KING, FRANCIS HOLDEN	Estate Office, Foxholes, Rochdale, Lancs.
Jan. 1883	KING, FRANK HULME.. ..	Horsham, Sussex.
A. Oct. 1896 F. Feb. 1901	*KINGSFORD, PERCY HAMILTON	32, High Street, Canterbury, Kent.
Nov. 1888	KIRBY, EDMUND, F.R.I.B.A. ..	5, Cook Street, Liverpool.
A. Feb. 1899 F. Sep. 1903	*KIRBY, FRANCIS JOSEPH	5, Cook Street, Liverpool.
A. Jan. 1896 F. Nov. 1900	*KIRK, JOHN WRIGHT	30, Stockwell Road, S.W.
Oct. 1908	*KIRKBY, REGINALD GUY	17, Rosebery Crescent, Jesmond, Newcastle-on-Tyne.
Feb. 1898	KIRKWOOD, CHARLES	61, West Regent Street, Glasgow.
Oct. 1909	KIRWAN, DENIS BIRMINGHAM ..	Dalgin, Tuam, Co. Galway.
A. Oct. 1900 F. Oct. 1914	*KISLINGBURY, ARTHUR VERNON	46, Lincoln's Inn Fields, W.C.
Nov. 1891	KITOW, JOHN	West Holm, Launceston, Cornwall.
Feb. 1892	KNIGHT, EDGAR WALSH	86, Bow Road, E.
A. Oct. 1903 F. Oct. 1907	*KNIGHT, FREDERICK WILLIAM ..	38, Parliament Street, S.W.
A. Nov. 1892 F. Nov. 1901	*KNIGHT, GEORGE EDWARD ..	3, Lincoln's Inn Fields, W.C.
Oct. 1896	KNIGHT, HENRY ST. JOHN, CAPT.	R.E. Office, Weedon, Northamptonshire.
A. Oct. 1899 F. Sep. 1904	*§KNOWLES, GEORGE POTTER, B.S.C. (Lond.), A.M.I.C.E.	39, Victoria Street, Westminster, S.W.
A. Dec. 1882 F. Dec. 1889	KNOWLES, HENRY	Egerton House, The Spa, Gloucester.
A. Oct. 1906 F. Dec. 1911	*KNOWLES, JOSEPH BERTRAM ..	160, Warwick Street, Westminster, S.W.
Oct. 1909	*KNOWLES, LESLIE S.	County Surveyor's Office, The Castle, Winchester.
Oct. 1897	KNOX, ALEXANDER	53, Bothwell Street, Glasgow.
Feb. 1899	LAING, DAVID TAYLOR	20, Bridge Street, Glasgow.
A. Oct. 1899 F. Oct. 1914	*LAIRD, NINIAN PARKER	Thurnby, near Leicester.
A. Oct. 1895 F. June 1899	*LAKE, CUTHBERT J.	9, Stone Buildings, Lincoln's Inn, W.C., and Hatch End, Middlesex.
A. Oct. 1901 F. May 1910	*LAKE, RALPH JULIAN	Heage House, Crouch Hill, N.
A. Oct. 1895 F. Oct. 1896	*LAKIN-SMITH, ERNEST	Colmore House, 21, Waterloo Street, Birmingham.
A. Oct. 1902 F. May 1910	*LAMBERT, ARTHUR JOHN	7, Lodge Road, St. John's Wood, N.W.

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6742	A. Oct. 1912 F. Nov. 1913	*LAMBERT, EDWIN EMMANUEL ..	12, Adderley Grove, Clapham Common S.W.
5210	A. Oct. 1907 F. Oct. 1914	*LAMBERT, EDWIN HANS	Merriecote, Brenchley, Kent.
4203	A. Oct. 1903 F. Oct. 1914	*LAMBERT, GEORGE ARROW ..	Ewhurst, Anerley Park, Anerley, S.E.
1553	A. Jan. 1889 F. Dec. 1891	*LAMBERT, GODFREY CHARLES ..	8, Henrietta Street, Covent Garden, W.C.
2307	Nov. 1891	LAMMIE, GEORGE	138, Hope Street, Glasgow.
1398	Dec. 1887	LANCASTER, CHARLES HOLLAND	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
2591	A. Oct. 1893 F. Oct. 1899	*LANCASTER, JOHN ROY	85, Gresham Street, E.C.
4739	A. Oct. 1905 F. Apl. 1915	*LANCASTER, SIDNEY JAMES ..	Rates Office, Edmund Street, Birmingham.
5488	A. Oct. 1908 F. Jan. 1912	*LANDER, SIDNEY MONTEM ..	Valuer's Office, 3 Sansome Place, Worcester.
2090	May 1891	LANE, ERNEST LACAN	81, Old Christchurch Rd., Bournemouth Hants.
4205	A. Oct. 1903 F. Apr. 1913	*LANG, AUGUSTUS BERNARD DASHWOOD	3, King Street, Cheapside, E.C.
1688	Jan. 1890	LANG, CHARLES AUGUSTUS	3, King Street, Cheapside, E.C.
7006	Oct. 1913	*LANGFORD, EDWARD THOMAS ..	The Land House, Arley, near Bewdley Worcestershire.
762	Feb. 1882	LANGRIDGE, GEORGE (<i>Past-President</i>)	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
3858	A. Oct. 1901 F. May 1905	LANGRIDGE, WALTER FREDERICK	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
3708	A. Oct. 1900 F. June 1915	*LANHAM, LAURENCE	36, Beaumont Street, Oxford.
3559	A. Oct. 1899 F. July 1903	*LATHAM, ALBERT TUMMONS ..	100, High Street, Croydon.
5987	A. Oct. 1910 F. Oct. 1913	*LATHAM, THOMAS SELBY	7, Greenhill Park, Harlesden, N.W.
2015	Mar. 1891	LATTER, HUGH ROBINSON	The Town Hall, Bromley, Kent.
145	Nov. 1868	LAURANCE, JOHN	Shortacre, Peterborough, Northamptonshire.
4741	A. Oct. 1905 F. Apl. 1915	*LAWRANCE, JOHN, JUN.	30, Lushington Road, Willesden, N.W.
2091	May 1891	LAWRANCE, WALTER	13, Hart Street, Bloomsbury Square, W.C.
1944	Jan. 1891	LAWRENCE, ARTHUR	Great Marlow, Bucks.
4021	A. Oct. 1902 F. Dec. 1910	*LAWRENCE, CHARLES PHILLIPS ..	8, Carleton Gardens, Stanwix, Carlisle.
3890	A. Oct. 1901 F. Oct. 1907	*LAWRENCE, JOHN, N.D.A.	Messrs. Crawter, Cheshunt, Hertfordshire.
1019	A. Dec. 1883 F. Nov. 1889	LAWRENCE, WILLIAM ROBERT ..	57 and 58, Chancery Lane, W.C.
3397	A. Oct. 1898 F. Nov. 1907	*LEAKE, ROBERT	Scarsdale, The Mall, Southgate, N.
4206	A. Oct. 1903 F. Sep. 1904	*LEANING, AUBREY RUPERT SIDNEY	Kingsgate House, 115, High Holborn, W.C.
1970	A. Jan. 1891 F. Mar. 1895	*LEANING, HENRY JOHN	28, John Street, Bedford Row, W.C.
2690	A. Oct. 1894 F. Nov. 1895	*LEANING, WILLIAM ARTHUR ..	28, John Street, Bedford Row, W.C.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1894	*LEATHER, GEORGE HERBERT ..	North British Buildings, East Parade, Leeds.
A. Oct. 1897 F. Oct. 1900	*LEATHER, WILLIAM BEAUMONT ..	The Hollies, Leeds.
Feb. 1874	LEE, FREDERICK	12, Little College Street, S.W.
A. Jan. 1887	*LEE, JOHN WILFRID	Town Hall, Haverstock Hill, N.W.
F. Nov. 1893	LEE, WILLIAM	143 $\frac{1}{2}$, High Street, Guildford.
Feb. 1884	*LEE-NORMAN, ALEXANDER HENRY	Estate Office, Rush, Co. Dublin.
A. Oct. 1901 F. Feb. 1904	LEECH, ARTHUR HENRY	11, King Street, Wigan, Lancs.
Feb. 1915	*LEEDER, ERNEST HOLTHAM (Member of Council)	46, Waterloo Street, Swansea, Glamorganshire.
Oct. 1895	*LEES, FRANK ARTHUR	District Valuer's Office, High Wycombe, Bucks.
A. Oct. 1901 F. Nov. 1906	LEEST, FREDERICK CHARLES ..	H.M. Dockyard, Rosyth.
Oct. 1904	LE FANU, VICTOR CHARLES ..	Estate Office, Bray, Co. Wicklow.
Jan. 1882	LEPPER, JOHN HARRAGE	10, Market Square, Bromley, Kent.
A. Jan. 1873 F. Apr. 1882	LERMIT, ALFRED WILLIAM ..	7, Heeren Street, Malacca, Straits Settlements.
A. Feb. 1902 F. May 1905	*LESLIE, HENRY GEORGE, A.R.I.B.A.	307, Birkbeck Buildings, Holborn, W.C.
Oct. 1904	L'ESTRANGE, HENRY G.	The Estates Office, Sligo.
Oct. 1914	LEWIS, GEORGE ALFRED	Midland Road, Derby.
Oct. 1914	LEWIS, PERCY WILLIAM	Idridgehay, near Derby, and Midland Road, Derby.
Feb. 1908	LIGHTBODY, FORREST HAY ..	53, Queen Street, Edinburgh.
Dec. 1881	LIGHTFOOT, FRANCIS LOWRY, B.A. (Oxon)	549-550, Salisbury House, London Wall, E.C.
Feb. 1883	LIGHTFOOT, HENRY LE BLANC, M.A. (Oxon)	Corpus Christi College, Oxford.
Dec. 1889	LINAKER, CHARLES EDWARD ..	Frodsham, Cheshire.
A. Oct. 1908 F. Oct. 1914	*LINNEY, JOSEPH FREDERIC ..	c/o W. H. Robinson, Cromwell Buildings, Blackfriars Street, Manchester.
A. Oct. 1900 F. May 1909	*LISNEY, HARRY	The General Valuation Office, 6, Ely Place, Dublin.
Dec. 1887	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
Nov. 1891	LITTLE, WILLIAM	Hutton Hall, Penrith, Cumberland.
A. Oct. 1903 F. Jan. 1909	*LIVING, ROBERT	High Street, Hornchurch, Essex.
A. Oct. 1904 F. Apr. 1911	*LLEWELLYN, ARTHUR HENRY ..	County Buildings, College Court, Gloucester.
A. Oct. 1878 F. Dec. 1901	*§LLOYD, DONALD	Messrs. Ellen and Son, Andover, Hants.
A. Oct. 1904 F. Jan. 1911	*§LOBAN, GUSTAVUS TAYLOR ..	Devonshire Club, St. James's S.W., and Inland Revenue, Somerset House, W.C.
A. Oct. 1908 F. Apr. 1914	*LOCK, CECIL WILLIAM BEST ..	9, Station Road, Watford, Herts.
Dec. 1881	LOCK, WILLIAM HENRY	Instow, North Devon.
A. Oct. 1912 F. June 1914	*LODGE, THOMAS ARTHUR	13, Gray's Inn Square, W.C.

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3564	A. Oct. 1899 F. Nov. 1903	*LOFTHOUSE, ALBERT WILSON ..	Woodcroft, Marton, S.O., and 129, Albe Road, Middlesbrough, Yorkshire.
1164	A. May 1884 F. June 1891	LOFTS, HENRY FAIRLAM	130, Mount St., Grosvenor Square, W.
3469	Feb. 1899	LOGAN, JAMES	Coltness, Wishaw, Lanarkshire.
3565	A. Oct. 1899 F. Nov. 1900	*LOMAS, ALBERT DANIEL	Estate Department, Lancashire and Yorkshire Railway, Manchester.
5837	Oct. 1910	LONG, LELAND	Director of Works Department Admiralty, Whitehall, S.W.
4333	Oct. 1904	LONGFIELD, HENRY FOSTER ..	Grange Erin, Douglas, Cork.
6491	Oct. 1912	*LONGLEY, HENRY BANKS	Surrey Estate Offices, High Street Epsom, Surrey.
2462	A. Nov. 1891 F. July 1895	*LONGSDON, ERNEST MOREWOOD	Newbolt House, near Chesterfield, Derbyshire.
1138	Apr. 1884	LOOKER, JOHN	The Terrace, Huntingdon.
2314	Nov. 1891	LORING, JOHN	Doddington, Nantwich, Cheshire.
1396	Nov. 1887	LOVEGROVE, HENRY, A.R.I.B.A. ..	18, Foxgrove Road, Beckenham, Kent and 124, High Street, Shoreditch, E.
5214	A. Oct. 1907 F. Apr. 1914	*LOXTON, FRANCIS WILLOUGHBY	c/o Mrs. Loxton, Trafalgar House Lymington, Hants.
2532	A. Nov. 1892 F. June 1897	*LUCAS, JOHN ARCHIBALD, A.R.I.B.A.	Guildhall Chambers, High Street Exeter.
1742	Feb. 1890	LUDLOW, COLONEL WALTER ROBERT, C.B.	19, Temple Street, Birmingham, and Lovelace Hill, Solihull, Warwickshire.
3566	A. Oct. 1899 F. Apl. 1915	*LUKE, JOHN	14, Myra Road, Fairhaven, Lytham Lancs.
3567	A. Oct. 1899 F. June 1900	*LUKER, DYNELEY	19, Basinghall Street, E.C.
5601	Oct. 1909	LYLE, SYDNEY J.	Ballycastle, Co. Antrim.
2095	May 1891	LYNAM, CHARLES, F.R.I.B.A. ..	Stoke-on-Trent, Staffordshire.
5612	Oct. 1909	*LYNAM, GEORGE TROTTER	Town Hall, Burton-on-Trent.
4465	A. Oct. 1901 F. Nov. 1912	*LYNDE, WALTER MIGHELLS ..	Public Works Department, Nairobi British East Africa.
3569	A. Oct. 1899 F. Jan. 1903	*LYNES, HUMPHREY DOD	The Halkyn Estate Office, Holywell Flintshire.
3308	Feb. 1892	LYONS, FRANCIS OLIVER, M.A. (Dublin)	6, Ely Place, Dublin.
1743	Feb. 1890	LYWOOD, EDWIN	16, Weyhill Road, Andover, Hants.
2315	Nov. 1891	MACCALLUM, ALEXANDER DUNCAN	2, Ethel Terrace, Mount Florida, Glasgow.
3032	June 1896	M'CLINTOCK, ARTHUR	Rathvinden, Leighlinbridge, Co. Carlow.
4334	Oct. 1904	MCCLURE, ROBERT	Estates Office, Glenhazel, Kenmare, Co. Kerry.
2322	Nov. 1891	MCCRACKEN, WILLIAM	Englesea House, Crewe.
2838	Sep. 1895	MCDONALD, ALLAN, M.A. (Dublin)	Glenarm, Co. Antrim.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Dec. 1889 F. Mar. 1895	*\$MACDONALD, ARTHUR, M.A. (<i>Cantab.</i>)	Tring, Herts.
Feb. 1899	MACDONALD, RANALD RODERICK	16, Union Terrace, Aberdeen.
Oct. 1912	MACDONNELL, CHARLES R. A., D.L.	40, Ailesbury Road, Dublin.
May 1891	MACDOUGALL, ROBERT	63, John Street, Glasgow.
A. Oct. 1908 F. Oct. 1911	*MCGHIE, CHARLES	38, Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
Feb. 1908	MCHARRIE, STAIR	Rephad, Stranraer, Wigtownshire.
A. Oct. 1907 F. May 1909	*McILWRAITH, JOHN FORSYTH . .	11, Benet Street, Cambridge.
Feb. 1910	McINTOSH, RICHARD	Lahore, Punjab, India.
Oct. 1914	McKIE, HENRY BANNERMAN . . .	Freeland, Bishopston, Renfrewshire.
Oct. 1912	MACKINTOSH, JOHN	Architects' Department, H.M. Prison Commission for Scotland, Edinburgh.
Oct. 1908	McLAREN, JOHN THOMAS	The Leuchold, Dalmeny Park, Edinburgh.
Feb. 1908	McMICHAEL, JAMES	1, Argyll Arcade, Glasgow.
Oct. 1914	McMILLAN, JOHN KNOX	6, Ely Place, Dublin.
Oct. 1895	*MACNICOLL, DOUGLAS HENRY . .	Derwas, Abergele, Denbighshire.
Feb. 1899	MACPHERSON, WILLIAM	Montrose Estates Office, Catter House, Drymen, Stirlingshire.
Nov. 1891	†MADGE, JOHN	Somerset House, Chard, Somersetshire.
A. Oct. 1903 F. Apr. 1911	*MADGE, WILFRID	Valuer's Department, 4, Lancaster Place, W.C.
A. Oct. 1900 F. Feb. 1908	*MAGGS, LEONARD	The Hollies, Walnut Grove, Radcliffe-on- Trent, Nottinghamshire.
Jan. 1896	MAHON, GEORGE GILBERT	Weston, Ahascragh, Co. Galway.
A. Oct. 1905 F. June 1911	*MAKINS, JAMES VINCENT	30, George Square, Glasgow.
Oct. 1904	*MALTBY, CHARLES MIDLAM . . .	40, Knightsbridge, S.W.
Jan. 1869	MANN, CHARLES JOHN	50, Parliament Street, S.W.
Nov. 1891	MANN, JABEZ, A.M.I.C.E.	2, Tubs Hill, Sevenoaks, Kent.
Apr. 1890	MANN, J. BAGSHAW	12, Lower Grosvenor Place, S.W.
A. Jan. 1889 F. Feb. 1893	*MANN, ROBERT BAGSHAW	50, Parliament Street, S.W.
Oct. 1911	*MARKHAM, FREDERICK WARREN	90, Deansgate, Manchester.
Jan. 1891	MARKS, HYMAN	19, Ludgate Hill, E.C.
A. Oct. 1908 F. Oct. 1909	*MARSDEN, JOHN WILLIAM	108, Deansgate, Manchester.
A. Oct. 1909 F. Oct. 1910	*\$MARSH, FREDERICK STEPHEN . .	Waverley, All Saints' Road, Peterborough.
A. Nov. 1881 F. Nov. 1884	MARSHALL, LIONEL HASLER . . .	Chippenham, Wilts.
Apr. 1890	MARSHALL, PETER	3, Hartshead, Sheffield.
A. Feb. 1894 F. Oct. 1897	*\$MARTIN, ALFRED JOHN	Alton, Hants.
A. Oct. 1906 F. Jan. 1912	*MARTIN, HARRISON	27, Chancery Lane, W.C.
A. Jan. 1889 F. Jan. 1896	*\$MARTIN, HEBER GAMBLING . . .	Littleport, Isle of Ely, Cambridgeshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
364	Jan. 1875	MARTIN, HOWARD (<i>Past-President</i>)	27, Chancery Lane, W.C., and South Lawn, Reigate, Surrey.
3714	A. Oct. 1900 F. Feb. 1908	*MARTIN, JOHN PATTINSON	63, High Street, Lewes, Sussex.
2559	A. Oct. 1893 F. Mar. 1898	*MARTIN, SAMUEL	Valuation Office, Inland Revenue, Lincoln's Inn Fields, W.C.
1533	A. Dec. 1888 F. July 1892	*†MARTIN, THOMAS	67, Teddington Park, Teddington, Middlesex.
1589	Feb. 1889	MARVIN, ALBERT EDWARD	The Grove, Carisbrooke, Isle of Wight.
3478	Feb. 1899	MARWICK, THOMAS PURVES	43, York Place, Edinburgh.
1598	Mar. 1889	MASON, CHARLES	Newton House, Queen Street, Louth, Lincolnshire.
1677	A. Dec. 1889 F. June 1908	*MASON, CHARLES WILLIAM HAYLEY	49, Leamington Road Villas, Westbourne Park, W.
4029	A. Oct. 1902 F. Jan. 1906	*MASON, HERBERT WALTER	The Hutch, Ferndale Road, Banstead, Surrey.
1288	A. Dec. 1885 F. Nov. 1888	*MASSIE, FRANK, M.I.C.E.	Tetley House, Kirkgate, Wakefield, Yorkshire.
3866	A. Oct. 1901 F. Oct. 1913	*MASTERS, WILLIAM HENRY	Glencairn, Arthur Road, Southampton.
3716	A. Oct. 1900 F. Nov. 1901	*MATHER, JAMES	Dinwoodie, Davidson's Mains, Midlothian.
995	Dec. 1883	MATHEWS, JOSEPH DOUGLASS, F.R.I.B.A.	11, Dowgate Hill, E.C.
2596	A. Oct. 1893 F. Apr. 1896	*MATHEWS, LEWIS OSLER, M.A. (<i>Cantab.</i>)	12, Waterloo Street, Birmingham.
7007	Oct. 1913	*MATHISON, JOSEPH	Langport, Somerset.
6770	A. Oct. 1912 F. Oct. 1913	*§†MATTHEWS, MAURICE KERSHAW	77, Tottenham Court Road, W.
2842	Sep. 1895	MAUDE, CHRISTOPHER HUGH	Lenaghan, Enniskillen, Co. Fermanagh.
5602	Oct. 1909	MAUNSELL, GEORGE EDWARD SCARLETT	Donadea Castle, Donadea, Co. Kildare.
2843	Sep. 1895	MAUNSELL, RICHARD EDWARD	36, South Frederick Street, Dublin.
3866	A. Oct. 1901 F. Sep. 1902	*MAXWELL, DAVID BENJAMIN	Riverside, Great Blakenham, Ipswich.
1356	A. Jan. 1887 F. Jan. 1890	*MAXWELL, FRANCIS WILLIAM	25, Brazennose Street, Manchester.
2844	Sep. 1895	MAXWELL, HENRY PERCEVAL	Lansdowne Lodge, Kenmare, Co. Kerry.
3333	Oct. 1898	*MAXWELL, JOSEPH ARCHIBALD	21, Marlborough Road, Banbury, Oxfordshire.
2320	Nov. 1891	MAY, THOMAS HENRY	Haslin House, Harpur Hill, Buxton, Derbyshire.
6001	A. Oct. 1910 F. Oct. 1914	*MAY, WILLIAM STOKES	14, John Street, Bedford Row, W.C.
4212	A. Oct. 1903 F. June 1910	*MAYHEW, ROBERT HENRY JEWERS, A.R.I.B.A.	Edmondsbury, Genoa Road, Anerley, S.E.
2671	A. Oct. 1899 F. May 1903	*MEABY, THOMAS JAMES	Canford Estate Office, Wimborne, Dorsetshire.
4032	A. Oct. 1902 F. June 1912	*§MEACHER, EDMUND	Worcester Chambers, Pierpoint Street, Worcester.

† Special Forestry Diploma.

† Special Sanitary Science Diploma.

Date of Election and of Transfer.	FELLOWS.	Address.
Jan. 1891	MEADE, THOMAS DE COURCY, M.I.C.E.	The Town Hall, Manchester.
Oct. 1909	MEDCALF, WILLIAM	6, Clare Street, Dublin.
A. Nov. 1892 F. Aug. 1893	*MELLENFIELD, JAMES HENRY . .	517, Hackney Road, N.E.
Dec. 1879	MELLERSH, ALFRED WILLIAM . .	Godalming, Surrey.
Jan. 1891	MELLOR, THOMAS HENRY	1, Laurence Pountney Hill, E.C.
A. Jan. 1888 F. Sep. 1902	*†MELROSE, FRANK	384, Clement's Inn, Strand, W.C.
Mar. 1887	MENZIES, WILLIAM	Golspie, Englefield Green, Surrey.
A. Oct. 1894 F. June 1897	*MERCER, CHARLES EDWARD . .	Estate Office, S.E. Railway, Tooley St., London Bridge Station, S.E.
A. Jan. 1891 F. Dec. 1894	*SMERRY, ARTHUR WALKER . . .	17, High Street, Leighton Buzzard, Beds
May 1891	MERRY, THOMAS	9, Abington Street, Northampton.
Oct. 1894	*MESSENGER, HENRY	77, Chancery Lane, W.C.
Feb. 1882	MESSENGER, WILLIAM HARRY . .	Town Hall Chambers, Guildford.
Dec. 1884	*†MICHELMORE, ALFRED	Gate House, Totnes, Devon.
Feb. 1908	MIDDLETON, JAMES	Estate Office, Braehead, Kilmarnock.
Nov. 1888	MIDDLETON, REGINALD EMPSON, M.I.C.E.	17, Victoria Street, S.W., and 90, Kensington Park Road, W.
A. Oct. 1910 F. Oct. 1914	*MILLAR, ALEXANDER WALKER . .	126, High Street, Kirkcaldy, Fifeshire.
Nov. 1891	MILLAR, WILLIAM GALT	1, Arcade Chambers, Reading.
Oct. 1896	*MILLER, JOHN EZRA, A.M.I.C.E. . .	4, Brookside Ter., Sunderland, Durham.
Oct. 1914	MILLER, WILLIAM MITCHELL . .	12, St. Andrew's Square, Edinburgh.
A. Oct. 1900 F. Dec. 1903	*MILLS, ARTHUR ERNEST	General Valuation Office, 6, Ely Place, Dublin.
Oct. 1914	MILLS, FREDERICK PETER	12, Lovaine Place, Newcastle-on-Tyne.
May 1884	MILLS, SAMUEL MEALING	51, London Street, Norwich.
Feb. 1886	MILLS, WILLIAM EDWARD	57, Hamilton Square, Birkenhead, Cheshire
Nov. 1891	MILLYARD, JOHN WILLIAM	Estate Office, Saltmarshe Castle, Brom- yard, Herefordshire.
A. Oct. 1906 F. Apl. 1915	*MILNES, CHARLTON	57, Hamilton Square, Birkenhead.
A. Feb. 1906 F. Nov. 1913	*MIRAMS, ARTHUR EDWARD . . .	P.W.D. Secretariat, Bombay.
Oct. 1913	MITCHELL, GEORGE BENNETT . . .	148, Union Street, Aberdeen.
A. Nov. 1891 F. Oct. 1892	*MITCHELL, GEORGE SHARMAN . .	Broadbridge Place, Horsham, Sussex.
A. Oct. 1903 F. June 1911	*MITCHELL, HAROLD HASTINGS . .	Enderley, 30, Clarence Square, Cheltenham, Gloucestershire.
Oct. 1912	*MITCHELL, JOSEPH	Devonshire Buildings, Carlisle.
Feb. 1915	MITTON, HENRY EUSTACE	Ormonde Fields, Codnor, Derby.
A. Dec. 1884 F. Nov. 1890	*MIXER, EDWARD	Ilchester House, Uxbridge Road Station, W.
Feb. 1890	MONCKTON, HENRY PERCIVAL, F.R.I.B.A.	32, Walbrook, E.C.

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† Special Sanitary Science Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2330	Nov. 1891	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A. . . .	47A, Eccleston Place, S.W.
5097	Oct. 1907	*MONSON, EDWARD CHARLES PHILIP, F.R.I.B.A.	Finsbury Pavement House, E.C., and 182, High Street, Acton, W.
6472	Oct. 1912	MONTGOMERY, HARFORD HUGH	c/o W. Montgomery & Son, Belfast and Dublin.
4758	A. Oct. 1905 F. June 1910	*MONTGOMERY, WILLIAM ALEXANDER	2, Wellington Place, Belfast.
1771	Mar. 1890	MOODY, THOMAS	4, Suffolk Street, Pall Mall East, S.W.
1576	Feb. 1889	MOORE, ALFRED	7, Leadenhall Street, E.C., and 33, M End Road, E.
4217	A. Oct. 1903 F. Oct. 1913	*MOORE, ERNEST LLEWELLYN . .	Wellesley House, 7, Mill Lane, West Hampstead, N.W.
1165	A. May 1884 F. May 1888	*MOORE, HAROLD EDWARD	41, Bedford Row, W.C.
4606	Oct. 1905	MOORE, THOMAS IVOR	H.M. War Office, S.W.
7478	Oct. 1914	MORE, WILLIAM HENRY	Crown Lodge, Harlech, N. Wales.
2331	Nov. 1891	MORGAN, BENJAMIN BRAUFORD	1, Upper King Street, Norwich.
5225	A. Oct. 1907 F. Dec. 1914	*MORGAN, THOMAS EDWIN	75, Chancery Lane, W.C.
7503	Oct. 1914	MORGANS, GODFREY EWART	New Broad Street House, E.C.
6332	A. Oct. 1911 F. Dec. 1912	*MORLEY, ERIC, A.R.I.B.A.	14, Park Drive, Bradford, Yorkshire
1443	Jan. 1888	MORRIS, EDWARD HENRY	Clive Place, Welshpool, Montgomery shire.
2332	Nov. 1891	MORRIS, HAROLD GEORGE	67 and 68, Cheapside, E.C.
2538	A. Nov. 1892 F. Oct. 1894	*MORRIS, RICHARD PERCIVAL	21, Montserrat Road, Putney, S.W.
2699	A. Oct. 1894 F. Oct. 1899	*MORRIS, WILLIAM HENRY	West House, Chirbury, Shropshire.
3671	A. Oct. 1900 F. Oct. 1909	*MORRIS-DAVIES, JAMES GEORGE	Hafod Estate Office, Devil's Bridge, S.O., Cardiganshire.
7008	Oct. 1913	*MORRISH, WILLIAM JAMES MARMADUKE	Wyke Road, Gillingham, Dorset.
3872	A. Oct. 1901 F. Mar. 1909	*MORRISON, IVOR CHARLES	Otterleigh, St. Albans, Herts.
7009	Oct. 1913	*MOTION, SIDNEY HERBERT	23, Hart Street, Bloomsbury, W.C.
3065	Oct. 1896	MOXON, HERBERT WILLIAM, MAJOR	R.E. Office, Abbey Field, Colchester Essex.
2145	A. May 1891 F. May 1892	*MÜLLER, JOHN JOSEPH, A.R.I.B.A.	39, Cromwell Avenue, Highgate, N.
3575	A. Oct. 1899 F. Jan. 1912	*MUMBY, ELVIN FOWLER	War Office, 80, Pall Mall, S.W.
4219	A. Oct. 1903 F. Oct. 1910	*MUNDELL, JOSEPH EDWARD, A.R.I.B.A.	84, Lower Road, Rotherhithe, S.E.
2017	Mar. 1891	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
2334	Nov. 1891	MUNDY, THOMAS EDWARD, A.R.I.B.A.	6, Lincoln Street, Sloane Square, S.W.
3325	Oct. 1898	MURDOCH, ROBERT	91, Maxwell Road, Glasgow.
2845	Sep. 1895	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1912	MURPHY, J. H. BURKE	Cultra Lodge, Cultra, Co. Down.
Feb. 1899	MURRAY, JOHN CAMPBELL.. ..	Pollok Estates Office, 216, West George Street, Glasgow.
Feb. 1899	MURRAY, JOSEPH.. ..	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
Feb. 1899	MURRAY, WILLIAM WATSON	Catter House, Drymen, Stirlingshire.
Oct. 1905	*SMURRELL, SIDNEY JAMES	District Valuer's Office, New London Road, Chelmsford.
Oct. 1911		
Oct. 1909	MYERS, ALBERT ROBERT	H.M. Office of Works, 16, Queen Anne's Gate, S.W.
Oct. 1911	*MYERS, LEGENDER WILLIAM	Gregory's Road, Beaconsfield, Bucks.
Feb. 1889	NAPIER, HENRY BURROUGHES	Ashton Court Estate Office, Long Ashton Clifton, Bristol (Somerset).
Jan. 1869	NASH, ALFRED JAMES.. ..	Farnham, Surrey.
Mar. 1882		
Oct. 1904	NASH, SIR VINCENT, D.L.	85, George Street, Limerick.
Oct. 1904	*NAYLOR, JOHN STUART	District Valuer's Office, 54, Victoria Street, S.W.
Dec. 1912		
Mar. 1891	NEALE, GEORGE JAMES	13, Lowndes Street, Belgravia, S.W.
Feb. 1879	NEAME, FREDERICK	Macknade, Faversham, Kent.
Apr. 1882	NEATE, ARTHUR WEBB	8, St. Mary's Hill, Newbury, and Hungerford, Berkshire.
Feb. 1906	NEIGHBOUR, WILLIAM FRANCIS.. ..	338-351, Birkbeck Bank Chambers, Holborn, W.C.
Oct. 1909	*NEIL, DAVID MAXWELL	Park Estate Office, Leigh Road East, Westcliff, Essex.
Apr. 1915		
Oct. 1902	*NEILL, JAMES NEILL	38, Park Row, Leeds.
June 1904		
Oct. 1898	*NESBITT, JOHN OSCAR.. ..	54, St. Petersgate, Stockport, Cheshire.
Feb. 1900		
Oct. 1907	*NEWBERY, REGINALD ALFRED	Amesbury, Salisbury.
May 1910		
Oct. 1903	*NEWBORN, CHARLES REGINALD.. ..	Whindale, Tadworth, Surrey.
Nov. 1908		
Feb. 1890	NEWILL, ROBERT HENRY	Lydbury North, Shropshire.
Dec. 1885	NEWMAN, ARTHUR HARRISON, F.R.I.B.A.	St. Thomas Chambers, 24, Railway Approach, S.E.
Oct. 1902	*NEWMAN, BERNARD	21, Villiers Road, Southall, W.
Apr. 1908		
Oct. 1899	*NEWMAN, HENRY ARTHUR, A.M.I.C.E.	Council Offices, Church End, Finchley, N.
Jan. 1912		
Nov. 1892	*NEWMAN, SAMUEL FRANK.. ..	33 and 34, Savile Row, W.
Oct. 1894		
Nov. 1891	NEWMAN, THOMAS HARRY.. ..	49, High Street, Braintree, Essex.
Jan. 1880	NEWMARCH, HENRY CHARLES	17, Bedford Row, W.C.
Apr. 1886		
Sep. 1895	NEWPORT, GEORGE BELLINGHAM	Ballygallon, Inistioge, Co. Kilkenny.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3112	A. Oct. 1896 F. Mar. 1899	*NEWTON, EDWIN BENNETT BRIERLEY, M.I.C.E.	Town Hall, Paddington, W.
1020	A. Dec. 1883 F. Nov. 1889	NEWTON, THOMAS EDWIN . .	Bank Chambers, Winchester.
3408	A. Oct. 1898	*NICHOLSON, GUY MURRAY . .	338-351, Birkbeck Bank Chamber
4612	F. Oct. 1905		Holborn, W.C.
6334	A. Oct. 1911 F. July 1913	*NICHOLSON, JAMES	77, Hilden Street, Bolton, Lancs.
2340	Nov. 1891	NICHOLSON, WILLIAM ABERNETHY	1 and 2, Queen Street, Cheapside, E.C.
1974	A. Jan. 1891 F. Apr. 1901	*NOCKOLDS, ALFRED GEORGE . .	Saffron Walden, Essex.
4485	A. Oct. 1904 F. Nov. 1913	*NORMAN, CHARLES FREDERICK . .	51A, Lincoln's Inn Fields, W.C.
5383	Oct. 1908	*NORMAN, HERBERT JOHN . . .	Clare Lodge, Southall, Middlesex.
435	Mar. 1876	NORMAN, JAMES MAURICE . . .	Uxbridge, Middlesex.
85	July 1868	NORTH, GEORGE	Lands Improvement Company, 1, Gre George Street, S.W.
1569	Jan. 1889	NORTHCROFT, HENRY	338-351, Birkbeck Bank Chamber Holborn, W.C.
255	Feb. 1871	NOTLEY, RICHARD ALBERT . .	14, Bow Lane, Cannon Street, E.C.
698	Jan. 1882	NOTLEY, ROBERT PLEDGE, F.R.I.B.A.	11, Paradise Row, Cambridge Road, N.I.
2978	A. Oct. 1895 F. May 1898	*NUTTALL, HERBERT	33, Winckley Square, Preston, La cashire.
3409	A. Oct. 1898 F. Dec. 1904	*NUTTER, JOHN	Thorny Croft, Morecambe, Lancs.
2465	A. Nov. 1891 F. Oct. 1894	*OAKLEY, CHRISTOPHER PERCIVAL	Valuation Department, 1, Lewisha Hill, S.E.
2020	Mar. 1891	OAKLEY, EDWARD BENJAMIN . .	Hinton Chambers, Bournemouth, Han
1975	A. Jan. 1891 F. Dec. 1892	*OAKLEY, JOHN HUBERT (<i>Vice- President</i>)	4 and 5, Charles Street, St. James's Squa S.W.
3577	A. Oct. 1899 F. Apr. 1901	*O'BRIEN, DONOUGH RICHARD . .	16, Upper Mallow Street, Limerick.
7504	Oct. 1914	O'DONAHUE, THOMAS ALOYSIUS	Valuation Department, 18, Bennet Hill, Birmingham.
1976	A. Jan. 1891 F. Jan. 1894	*OGDEN, MICHAEL GUY	4, Hill Road, Wimbledon, S.W.
3249	A. Oct. 1897 F. Oct. 1899	*OGILVIE, ROBERT MATHEWSON . .	Market Place, Hayward's Heath, Sussex.
5005	A. Oct. 1906 F. Nov. 1907	*OLDHAM, JAMES	12, Paton Street, Piccadilly, Manchestr
3775	Oct. 1901	OLDRIEVE, WILLIAM THOMAS, F.R.I.B.A.	H.M. Office of Works, Edinburgh.
2341	Nov. 1891	OLIPHANT, GEORGE A. J., J.P. . .	Elston Hill, Shrewton, Wiltshire.
2342	Nov. 1891	OLIVER, CHARLES EDWARD . . .	Consett Iron Co., Ltd., Consett, C Durham.
1306	Feb. 1886	ORGILL, JOHN BERWICK	29, Charles Street, Berkeley Square, V
3411	A. Oct. 1898 F. Sep. 1904	*ORWIN, CHARLES STEWART, HON. M.A. (<i>Oxon.</i>)	Agricultural Economics Institute, Marston Ferry Road, Oxford.

Date of Election and of Transfer.	FELLOWS.	Address.
A. June 1896	*OSENTON, CHARLES	Leatherhead, Surrey.
F. June 1899		
A. Oct. 1903	*†OSMOND-SMITH, FRANCIS HENRY	
F. Nov. 1909	GEORGE, M.R.A.C.	County Council Offices, Cardiff.
A. Nov. 1892	*OVENDEN, CHARLES	121, Cannon Street, E.C.
F. Jan. 1908		
Oct. 1910	*OVENDEN, HARRY	22, Finsbury Square, E.C.
Feb. 1906	OVERALL, EDMUND	5, Duke Street, Adelphi, W.C.
A. Oct. 1901	*OVERTON, WILLIAM HENRY ..	22, Ship Street, Brighton.
F. June 1908		
Feb. 1890	OWEN, HENRY	Dana Chambers, Shrewsbury.
A. Feb. 1884	OWEN, THOMAS HENRY RULE ..	High St., Haverfordwest, Pembrokeshire.
F. Jan. 1890	OWEN, THOMAS RULE	High St., Haverfordwest, Pembrokeshire.
Mar. 1869	OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
Nov 1889		
Mar. 1891	PAGE, GEORGE FREDERICK	Eagle Chambers, Kingston-on-Thames, Surrey.
Jan. 1884	PAGE, ROBERT, F.R.I.B.A.	9, Denman Street, London Bridge, S.E.
A. Oct. 1894	*†PAGE, STANLEY HATCH	6, Queen Street, Ramsgate, Kent.
F. Jan. 1898	PAIN, COARD SQUAREY	51, North John Street, Liverpool, and Bebington, Cheshire.
A. Nov. 1875		
F. Apr. 1881		
A. Oct. 1893	*PAIN, GEORGE LLOYD	44, Russell Terrace, Leamington.
F. June 1897		
A. May 1883	*PAIN, JAMES	48, West Street, Fareham, Hants.
F. Oct. 1894		
A. Oct. 1894	*PAIN, WILLIAM HENRY	Carnarvon Estate Office, Bingham, Notts.
F. June 1914		
A. Oct. 1903	*PALMER, FREDERICK CHARLES	The Secretary's Office, General Post Office (North), E.C.
F. June 1904	RICHARD	
A. Feb. 1892	*PALMER, WILLIAM EDWARD KING	
F. July 1901	A.R.I.B.A.	7, Duke Street, Adelphi, W.C.
Feb. 1908	PARK, ALEXANDER	175, Hope Street, Glasgow.
A. Jan. 1880	PARKER, THE HON. CECIL THOMAS	The Grove, Corsham, Wiltshire.
F. Jan. 1888	PARKER, CHARLES ALFRED	49, Russell Square, W.C., and Woodham, Mortimer Place, Maldon, Essex.
Mar. 1887		
May 1885	PARKER, JOHN, A.M.I.C.E.	Mansion House, Hereford.
Nov. 1891	PARKER, STANLEY	313, Birkbeck Chambers, High Holborn, W.C.
Oct. 1905	PARKER, THOMAS	Director of Works Department, H.M. Admiralty, S.W.
A. Oct. 1902	*PARKHOUSE, SAMUEL	Ludlow, Highfield Road, Northwood, Middlesex.
F. June 1908		
Nov. 1890	PARKIN, WILLIAM	Babworth, Retford, Notts.
A. Oct. 1902	*PARKINSON, HERBERT	392, High Street, Rochester.
F. Oct. 1914		
A. Oct. 1901	*PARNWELL, SIDNEY ARTHUR ..	Great Eastern Railway, Liverpool Street, E.C.
F. May 1909		

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2022	Mar. 1891	PARR, SAMUEL GEORGE	New Broad Street House, E.C.
5007	A. Oct. 1906 F. June 1912	*PARRATT, OSWALD ESTCOTT ..	17, Southampton Street, Bloomsbury Square, W.C.
1079	A. Dec. 1889 F. Nov. 1893	*PARRIS, CHARLES JOHN	67, High Street, Tunbridge Wells, Kent and Beechwood, Crowborough, Sussex
4046	A. Oct. 1902 F. June 1908	*PARRY, ALBERT EDWARD	36, Endlesham Road, Balham, S.W.
1422	A. Dec. 1887 F. Mar. 1891	*PARRY, RICHARD, B.SC. (<i>London</i>), A.M.I.C.E.	82, Victoria Street, S.W.
1855	Nov. 1890	PARSONS, FREDERICK CECIL ..	163, North Street, Brighton.
6801	A. Oct. 1912 F. Oct. 1913	*PARSONS, JOHN DOUGLAS	18, Charing Cross Road, W.C.
4047	A. Oct. 1902 F. June 1908	*PARSONS, MAURICE HARRY DONNE	51, Queen Street, Exeter.
957	A. May 1883 F. Dec. 1888	PARSONS, ROBERT MAURICE PETERS	Misterton, Crewkerne, Somersetshire.
1897	A. Nov. 1890 F. Oct. 1894	*PARTRIDGE, EDWARD JOHN ..	Bank Chambers, 39, George Street, Richmond, Surrey, and 50, Lincoln's Inn Fields, W.C.
5745	A. Oct. 1909 F. Apl. 1915	*PASCOE, JOHN BARRON	5, Richmond Road, Swansea, and Cardigan Chambers, 6 College Street, Swansea.
3115	A. Oct. 1896 F. Mar. 1899	*PATCH, SHIRLEY HUTCHINS ..	The Chestnuts, Havelock Road, Addiscombe, Croydon.
4347	Oct. 1904	*PATERSON, JOHN SALMON	Valuation Department, Blackfriars House, Perth.
3877	A. Oct. 1901 F. May 1909	*SPATON, DAVID LLEWELLYN ..	Westminster House, St. Peter's Road Bournemouth.
5515	A. Oct. 1908 F. June 1910	*PAUL, ANDREW	56, Brownlow Road, Bounds Green, N
967	A. May 1883 F. May 1888	*PAULL, ALAN	12, New Court, Carey Street, W.C.
583	Dec. 1880	PAYNE, ALEXANDER, F.R.I.B.A. ..	30, St. James's Square, S.W.
719	Jan. 1882	PAYNE, FREDERICK	10, Market Square, Bromley, Kent.
7505	Oct. 1914	PAYTON, EDMUND	15, Vicarage Avenue, Derby, and Crompton's Bank Chambers, Midland Road, Derby.
2602	A. Oct. 1893 F. Jan. 1898	*PEARCE, FRED W.	Surveyor's Office, Town Hall, Twickenham, Middlesex.
2350	Nov. 1891	PEARDE, JOHN GRIGG	North Curry, near Taunton, Somersetshire
3117	A. Oct. 1896 F. Feb. 1901	*PEARSE, OCTAVIUS BURROUGHS	Blofield, St. Agnes Road, Moseley, Birmingham.
4050	A. Oct. 1902 F. Dec. 1904	*PEARSE, THOMAS WILLIAM	The Green, Modbury, South Devon.
2351	Nov. 1891	PEARSE, WILLIAM	Stoliford, Modbury, Devon.
2603	A. Oct. 1893 F. Jan. 1898	*PEARSON, T. HOWARD	Hill House, Gresham, Norwich.
3414	A. Oct. 1898 F. July 1907	*PEASE, CHARLES EDWARD	46, Lincoln's Inn Fields, W.C.
1270	May 1885	PECK, WILLIAM ROLAND	196, Piccadilly, W.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1897 F. Sep. 1904	*PEEBLES, PHILIP.. . . .	Shanghai Land Investment Co., Ltd., 2, Jinkee Road, Shanghai, China.
Nov. 1891	PEIRSON, GEORGE BRODRICK ..	Baldersby, S.O., Yorkshire.
Nov. 1891	PEIRSON, HENRY THOMAS.. ..	Witton House, Witton-le-Wear, Co. Durham.
May 1891	PELLS, ARTHUR	13, London Road, Beccles, Suffolk.
Dec. 1889	PEMBERTON, CHARLES OLIVER PAGET	Twynham, Christchurch Road, Bourne- mouth, Hants.
Sep. 1895	PENROSE, JAMES EDWARD, M.V.O.	Estate Office, Lismore Castle, Lismore.
A. Oct. 1903 F. Dec. 1909	*PEPLER, GEORGE LIONEL	Local Government Board, Whitehall, S.W.
Oct. 1914	PERCY, RICHARD FREDERICK, M.I.M.E.	Valuation Office, 8, Oxford Street, Nottingham.
A. Oct. 1900 F. Jan. 1908	*PERKS, HUGH EARL	2, St. Paul's Square, Bedford.
A. Apr. 1887 F. Oct. 1913	PERKS, SYDNEY, F.S.A., F.R.I.B.A.	The Guildhall, E.C.
May 1891	PERRIAM, ALFRED JOSEPH.. ..	41, Quadrant Road, Thornton Heath, Surrey.
A. Oct. 1899 F. June 1911	*PETCH, JOHN STONEHOUSE ..	Estate Office, Wentworth Castle, Barnsley, Yorkshire.
Feb. 1885	*PETO, JAMES WINDER.. . . .	6, Market Place, Reading.
A. Oct. 1901 F. Dec. 1902	*PETTER, ALBERT EDWARD.. ..	23, Cotham Road, Bristol.
Oct. 1910	PHIBBS, HARRY	Public Works Department, Bombay.
Dec. 1889	PHILLIPS, WILLIAM EDWIN ..	Eagle Chambers, Kingston-on-Thames, Surrey.
Oct. 1912	*PHIPPS, FREDRICK REGINALD ..	Town Hall, Basingstoke, Hants.
Jan. 1884	PICKERING, WILLIAM CLOVES ..	Rhewl House, Mostyn, Flintshire.
A. May 1883 F. Nov. 1886	*PILDITCH, PHILIP EDWARD ..	Old Bond Street House, 6-8, Old Bond Street, W.
A. Oct. 1901 F. June 1910	*PILDITCH, WILLIAM THOMAS ..	4, Wellesley Court Road, Croydon.
A. Nov. 1890 F. July 1901	*PINDER, RICHMOND	49, Upper Baker Street, N.W.
A. Oct. 1897 F. Oct. 1900	*PINEGER, JAMES REGINALD ..	Burnham House, Malmesbury, Wilts.
Jan. 1890	PINKS, EDWIN CHARLES	Parliament Mansions, Victoria Street, S.W.
A. Oct. 1896 F. Oct. 1897	*PINNEY, FREDERICK WYLDBORE DIGBY	6, Waterloo Street, Birmingham.
A. Oct. 1901 F. Nov. 1908	*PINSENT, FRANCIS WINGFIELD HOMFRAY	Inland Revenue, Barclay's Bank Chambers, Plymouth.
A. Oct. 1905 F. Jan. 1912	*PITT, JOSEPH HENRY.. . . .	14, Harvist Road, Brondesbury Road, N.W.
Mar. 1891	POPPLE, JOHN	19, St. Hilda's Terrace, Whitby, York- shire.
Nov. 1891	PORTER, JOHN MERRY	Estate Office, Colwyn Bay, North Wales.
A. Oct. 1906 F. Feb. 1908	*PORTER, OLIVER JOHN	62, Moorgate Street, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
6440	Feb. 1912	POTT, WALTER	H.M. Office of Works, Storey's Gate, S.W.
1977	A. Jan. 1891 F. Nov. 1894	*POTTER, HERBERT GEORGE ..	28, Rosslyn Hill, Hampstead, N.W.
3884	A. Oct. 1901 F. Nov. 1907	*POTTIER, GEORGE LOUIS ..	Wannock, Downs Court Road, Purley, Surrey.
2361	Nov. 1891	POTTS, JAMES	Estate Office, Workington, Cumberland.
224	Jan. 1870	POUNDLEY, JOHN EDWARD ..	Kerry, Newtown, Montgomeryshire.
2707	A. Oct. 1894 F. Oct. 1898	*POWELL, CHARLES REGINALD EVERNDEN	Mount Woodlands, Marlborough, Wilts.
1856	Nov. 1890	POWELL, FREDERICK ATKINSON, F.R.I.B.A.	344, Kennington Road, S.E., and Agincourt Square, Monmouth.
1022	A. Dec. 1883 F. Mar. 1891	POWELL, HUBERT JOHN ..	Hill Lodge, Lewes, Sussex.
342	A. Feb. 1874 F. Nov. 1880	POWELL, REGINALD HENRY ..	Estate Office, Lewes, Sussex.
4773	A. Oct. 1905 F. Nov. 1913	*POWER, PERCY TOMES ..	Egham, Surrey.
2543	A. Nov. 1892 F. June 1896	*PRALL, HERBERT ALEXANDER ..	150, Eastgate, Rochester, and Martin's Bank Chambers, Dartford, Kent.
3628	A. Feb. 1900 F. Oct. 1911	*PRATT, FRANK PERCY ..	23, Eastern Road, Romford, Essex.
1536	A. Dec. 1888 F. Dec. 1892	*PRESTON, SAMUEL DAVID ..	Town Hall, Camberwell, S.E.
1781	Apr. 1890	PRICE, FRANCIS HOLBORROW GLYNN	7, Picton Place, Swansea, Glamorgan- shire.
5520	A. Oct. 1908 F. June 1911	*PRICE, FREDERICK PALEY ..	District Valuer's Office, Doncaster.
2544	A. Nov. 1892 F. Nov. 1895	*PRICE, RICHARD ARNOLD ..	103, High Street, Clapham, S.W.
4500	A. Oct. 1904 F. May 1909	*PRICKARD, THOMAS FRANCIS VAUGHAN	31, Hyde Park Gate, W.
2107	May 1891	PRIDMORE, ALBERT EDWARD ..	2, Broad Street Buildings, E.C.
1857	Nov. 1890	PRIDMORE, ARTHUR STIRLING ..	140, Junction Road, N.
4055	A. Oct. 1902 F. Nov. 1908	*†\$PRITCHARD, HENRY A. ..	Royal Agricultural College, Ciren- cester, and St. Fagan's, Cardiff.
2708	A. Oct. 1894 F. Mar. 1899	*PRITCHARD, HERBERT ALFRED	Valuer's Office, 13, St. Andrew's Cres- cent, Cardiff.
3629	A. Feb. 1900 F. Dec. 1903	*PROTHEROE, ALFRED ERNEST ..	67 and 68, Cheapside, E.C.
4240	A. Oct. 1903 F. Oct. 1910	*PUDDICOMBE, WILLIAM PHIPPEN	Council Offices, Mumbles, near Swansea
2686	A. Oct. 1894 F. Oct. 1900	*PUGH-JONES, DAVID ..	County Architect, County Hall, Cardiff and Colchester Avenue, Cardiff Glamorganshire.
1694	A. Jan. 1890 F. Feb. 1895	*PUNCHARD, FREDERICK BURT ..	Fairbank, Kirkby Lonsdale, West morland.
1080	A. Jan. 1884 F. Jan. 1889	PURCHASE, EDWARD KEYNES ..	20 and 22, Maddox Street, Regent Street, W.
3299	Feb. 1898	PURDIE, ANTHONY ..	241, West George Street, Glasgow.
5373	Oct. 1908	PURVES, JAMES ..	Dunskey Estate Office, Portpatrick, N.B.
2984	A. Oct. 1895 F. Jan. 1897	*PURVIS, CHARLES JAMES ..	417, New Cross Road, New Cross, S.E.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1896 F. Sep. 1903	*PYLE, BENJAMIN THOMAS RICE..	Haskins, Sawbridgeworth, Herts.
A. Oct. 1900 F. Nov. 1901	*RAFFETY, HAROLD VEZEY.. ..	District Valuer's Office, High Wycombe, Bucks.
A. Feb. 1894 F. Oct. 1896	*§RAFFETY, HERBERT WILLIAM ..	Valuation Department, Inland Revenue, Shrewsbury.
A. Oct. 1904 F. July 1913 Feb. 1888	*RAFFETY, PERCY CHARLES .. RAIKES, GEORGE WHITTINGTON, COLONEL	30, High Street, High Wycombe, Bucks. Ragley Estate Office, Alcester, Warwickshire.
Feb. 1908	RALSTON, ANDREW AGNEW ..	Philpstoun House, West Lothian.
Feb. 1908	RALSTON, CHARLES WALLACE ..	Dabton, Thornhill, Dumfriesshire.
A. Oct. 1909 F. Apr. 1914	*RANDALL, ERNEST SMITH	Elm House, New Road, Chatham, Kent
Feb. 1912	RANDALL, JOHN MORGAN ..	Dunraven Estate Office, Bridgend, Glamorganshire.
A. Oct. 1906 F. July 1912	*RANDALL, WILLIAM EDWARD RENWELL, JUN. .. .	171, High Street, Chatham.
A. Oct. 1902 F. Feb. 1907 Oct. 1914	*RANDELL, FRANCIS WILLIAM .. RANKINE, DAVID.. .. .	Frondeg, Langland, Swansea. 238, West George Street, Glasgow.
Oct. 1914	RANKINE, DAVID, JUN. .. .	238, West George Street, Glasgow.
Oct. 1896	RAVES, BERTRAM ADAMS, MAJOR, A.M.I.C.E. .. .	Dun Cynric, St. Mark's Road, Salisbury.
A. Oct. 1904 F. June 1912 Feb. 1883	*RAWLENCE, DUNCAN ALFRED.. RAWLENCE, ERNEST ALFRED (Member of Council) .. .	3A, Dean's Yard, Westminster, S.W. Newlands, Salisbury.
A. Oct. 1901 F. May 1910 Nov. 1890	*RAWLENCE, JAMES .. . RAWLINS, HENRY ADAIR, A.R.I.B.A. .. .	Estate Office, Wimborne, Dorsetshire. 46, Queen Victoria Street, E.C.
Nov. 1891	RAWLINS, WILLIAM .. .	45, King William Street, E.C.
Dec. 1888	REA, JOHN MARCUS BEAUMONT..	8, Winckley Street, Preston, and Lytham, Lancashire.
A. Oct. 1903 F. June 1908	*READ, FRANCIS CHARLES JENNINGS .. .	City Surveyor's Office, Guildhall, E.C.
A. Oct. 1894 F. Sep. 1906 Nov. 1891	*READ, WALTER HERBERT .. . REBBECK, THOMAS WARREN ..	The Avenue, West Ealing, W. Gervis Place, Bournemouth, Hants.
A. Oct. 1904 F. June 1912	*REDFERN, HERBERT WILLIAM..	40A, Baker Street, W.
A. Oct. 1898 F. Feb. 1907	*§REED, RICHARD GEORGE GORDON	27, Chancery Lane, W.C., and 23, Duppas Hill Terrace, Croydon.
Dec. 1880	REES, WILLIAM ANDREW .. .	154, Croydon Road, Anerley, S.E.
Nov. 1891	REES, WILLIAM JOHN.. ..	The Laurels, Swansea, Glamorganshire.

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2370	Nov. 1891	REEVE, KINGSNORTH	27, High Street, Rye, Sussex, and High Street, Lydd, Kent.
3121	A. Oct. 1896 F. Oct. 1897	*† REFFELL, CHARLES ARTHUR ..	Thorney, Ennismore Avenue, Guildford.
4885	Oct. 1906	REMNAnt, ARCHIBALD CHARLES	H.M. Office of Works, 3, Central Buildings, Westminster, S.W., and 185, Croydon Road, Anerley, S.E.
937	Apr. 1883	RENDELL, ARTHUR STEPHEN ..	Market Terrace, Newton Abbot, Devon.
3071	Oct. 1896	*RENTON, GEORGE	3, Princes Square, Harrogate, Yorkshire.
5374	Oct. 1908	RENTON, JAMES	Sunbank, Perth.
802	A. Apr. 1882 F. Jan. 1890	REX, FRANCIS HERBERT	311, Kentish Town Road, N.W.
5254	A. Oct. 1907 F. Oct. 1913	*REYNOLDS, ARTHUR HUGH ..	Holton, Blundellsands, Liverpool.
7507	Oct. 1914	RHODES, CHARLES EDWARD ..	Rotherham, Yorkshire.
7010	Oct. 1913	*RHODES, JAMES NORMAN ..	Electra House, Finsbury Pavement, E.C.
4507	A. Oct. 1904 F. Jan. 1912	*RICE, BENJAMIN LOUIS	17, Dale Street, Liverpool.
453	A. May 1876 F. Dec. 1881	RICH, ROBERT	Didcot, Berks.
2027	Mar. 1891	RICHARDS, GEORGE EDWARD ..	Stour Lodge, Wimborne, Dorset.
7011	Oct. 1913	*RICHARDS, JOHN	Llyncllys, Oswestry, Salop.
5021	A. Oct. 1906 F. Oct. 1909	*RICHARDS, WALTER	12, Swan Hill, Shrewsbury.
5255	A. Oct. 1907 F. Oct. 1909	*†§ RICHARDS, WALTER ROWE ..	35, Wontner Road, Balham, S.W.
3122	A. Oct. 1896 F. Apr. 1901	*RICHARDSON, ARTHUR BAYLIFFE	74, Cheapside, E.C.
1955	Jan. 1891	RICHARDSON, CHARLES	15, Barn Hill, Stamford, Lincolnshire.
1746	Feb. 1890	RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
5256	A. Oct. 1907 F. Apr. 1913	*RICHARDSON, JOHN STOCKS ..	Thorner, near Leeds.
2466	A. Nov. 1891 F. May 1892	*§ RICHARDSON, OLIVER ARCHER ..	Sun Fire Office, 60, Charing Cross, S.W.
914	Apr. 1883	RIDDLE, FREDERICK HENRY BRIMBLE	7, Belgrave Road, Ecclestone Square, S.W.
5023	A. Oct. 1906 F. Jan. 1912	*RIDER, SYDNEY FRANKLIN ..	37, Bramley Road, Notting Hill, W.
3585	A. Oct. 1899 F. June 1900	*RIDLEY, PERCY EDWARD ..	Fire Offices Committee, 65 & 66, Watling Street, E.C.
2028	Mar. 1891	RIGDEN, FRANCIS	Salisbury.
5763	A. Oct. 1909 F. June 1914	*RIGHTON, CHARLES SHIRT ..	18, Market Street, Marple, Cheshire.
1517	Dec. 1888	RIGHTON, EDWARD GRANTHAM ..	High Street, Evesham, Worcestershire.
4348	Oct. 1904	*RIMMER, JOHN STANISLAUS ..	48, Castle Street, Liverpool.
4060	A. Oct. 1902 F. Dec. 1910	*RIPPENGAL, ARTHUR HENRY ..	Brentwood, Essex.
3482	Feb. 1899	ROBB, WILLIAM JOHNSTON ..	53, Bothwell Street, Glasgow.
423	A. Jan. 1876 F. Nov. 1890	ROBERTS, CHARLES QUINCEY ..	17, Bedford Row, W.C.
2858	Sep. 1895	ROBERTS, EDWARD USSHER ..	Gaultier, Woodstown, Waterford.
3728	A. Oct. 1900 F. Oct. 1910	*ROBERTS, JOHN, N.D.A. ..	Maestegfryn, Towyn, Merionethshire.
7508	Oct. 1914	ROBERTS, JOHN	28, Fisher Street, Swansea.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1905 F. Apr. 1911 Feb. 1908	*ROBERTSON, CLEMENT ALBERT .. ROBERTSON, JOHN	75, Chancery Lane, W.C. Panmure Estate Office, Carnoustie, Forfarshire.
A. Feb. 1882 F. May 1891 A. Feb. 1892 F. Nov. 1895 May 1891 Nov. 1891	ROBEY, ROBERT *ROBINS, PHILIP SEYMOUR ROBINSON, EDMUND ARTHUR .. ROBINSON, GEORGE EDWARD ..	Oaklands, East Tytherley, Romsey, Hants. 5, Waterloo Place, Pall Mall, S.W. Lee-on-the-Solent, Gosport, Hants. 7, Tacketts Street, Blackburn, Lancashire.
Oct. 1912	ROBINSON, GRAHAM F. P., B.E. (<i>Dublin</i>)	Alma, Sandycove East, Kingstown, Co. Dublin.
Sep. 1895	ROBINSON, HENRY ARTHUR ..	Roundstone, Galway.
A. Nov. 1891 F. Oct. 1894 A. Oct. 1905 F. Nov. 1913 Sep. 1895	*ROBINSON, HENRY HERBERT .. *ROBINSON, JAMES CHARLES EVITT ROBINSON, RICHARD ST. GEORGE	37, Bedford Row, W.C. Marsh Leys, Kempston, Bedford. Seamount, Sligo, Ireland.
A. Oct. 1897 F. Oct. 1898 Dec. 1872	*ROBINSON, THEODORE RICHARD ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palmer's Lodge, Fordcombe, Kent. Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
A. Oct. 1911 F. Oct. 1913	*ROBSON, WALTER	13, Framlington Place, Newcastle-on-Tyne.
Sep. 1895 Feb. 1890	ROCHFORD, WILLIAM RODHAM, JOHN	Cahir Abbey, Cahir, Co. Tipperary. 16, Finkle Street, Stockton-on-Tees, Durham.
A. Oct. 1910 F. June 1914 Feb. 1912	*ROFF, HENRY GRIFFITHS ROGERS, ARTHUR MECHELEN, MAJOR, S.R.E.S.	53, Cromwell Road, Beckenham, Kent. R.E. Office, Fermoy, Ireland.
A. Oct. 1903 F. Oct. 1910 Sep. 1895	*ROGERS, FREDERIC JAMES ROGERS, HARRY	68, Lincoln's Inn Fields, W.C. The Hill, Monaghan, Ireland.
A. Oct. 1896 F. June 1897	*ROGERS, HORACE MORDAUNT ..	50, Belgrave Road, South Belgravia, S.W.
A. Oct. 1904 F. Jan. 1909 A. Oct. 1905 F. Oct. 1913	*ROGERS, LEONARD NEVILLE .. *ROGERS, LEONARD SAMUEL ..	50, Belgrave Road, S.W. Aberglaslyn, 2, Birdhurst Rise, Croydon.
A. Oct. 1904 F. June 1912	*ROGERS, MONTAGU STANLEY ..	78, Gloucester Road, South Kensington, S.W.
A. Dec. 1874 F. Jan. 1876	ROLLESTON, SIR JOHN FOWKE LANCELOT, M.P. (<i>Past-President</i>)	5, Waterloo Place, S.W., and Grey Friars, Leicester.
A. May 1883 F. Jan. 1889	*§ ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.

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1344	A. Dec. 1886 F. Nov. 1887	*§ROODS, ALFRED	37, Bedford Row, W.C.
3126	A. Oct. 1896 F. May 1900	*§ROOK, JOSEPH TAYLOR .. .	23, Spencer Street, Carlisle.
7012	Oct. 1913	*ROPER, ROBERT GARWOOD ..	23, Hart Street, Bloomsbury, W.C.
4515	A. Oct. 1904 F. Oct. 1910	*ROSS, PERCY HAVERY.. ..	4, Lancaster Place, Strand, W.C.
2335	Oct. 1898	*ROWLAND, JOSEPH SAMUEL ..	190, Station Street, Burton-on-Trent, Staffs.
3586	A. Oct. 1899 F. Nov. 1904	*ROWLANDSON, SAMUEL MESSITER, CAPTAIN	The College, Durham.
2114	May 1891	ROYCE, DAVID NEEDHAM .. .	Oakham, Rutland.
2029	A. Oct. 1900 F. Nov. 1908	RUAAULT, JOHN GUSTAVE PETER	17, Southampton St., Bloomsbury, W.C.
3730	A. Oct. 1900 F. Nov. 1908	*RUDDLE, FREDERICK CHARLES..	Rates Department, Treasury, S.W.
2378	Nov. 1891	RUMBALL, AUBREY	St. Albans, Herts.
970	A. May 1883 F. Jan. 1890	*RUNDLE, EDWARD COLLINS ..	Bedford Office, Tavistock, Devon.
315	A. Dec. 1873 F. Nov. 1875	RUSHWORTH, EDMUND WALTER (Member of Council)	22, Savile Row, W.
6980	A. Feb. 1913 F. Oct. 1914	*RUSSELL, FREDERICK JAMES ..	c/o J. and W. Heathcote, The Mart, Derby.
4249	A. Oct. 1903 F. Nov. 1913	*RUSSELL, HUMPHREY GLADSTONE	66, Cannon Street, E.C.
1547	Jan. 1889	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
3772	A. Feb. 1901 F. Nov. 1912	*RUTLEY, ARTHUR DENNETT ..	Norcot, Oxted, Surrey.
998	Dec. 1883	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	May 1890	RUTLEY, FRANK	11, Dowgate Hill, E.C.
4337	Oct. 1904	RUTTLEDGE, THOMAS F. .. .	Rossmally, Westport, Co. Mayo.
2380	Nov. 1891	RYAN, WILLIAM PATRICK .. .	191-4, St. Stephen's House, Westminster, S.W.
466	A. Dec. 1876 F. Nov. 1880	RYDE, ARTHUR LYON (Vice-President)	49 and 50, Parliament Street, S.W.
1024	A. Dec. 1883 F. Feb. 1910	SABIN, JOSEPH HENRY (Member of Council)	7, Little College Street, Westminster Abbey, S.W.
1233	A. Dec. 1884 F. May 1894	*SADLER, GEORGE WILLIAM, A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.C.
438	A. Mar. 1876 F. Nov. 1889	ST. QUINTIN, RICHARD SAMUEL..	50, Threadneedle Street, E.C.
4251	A. Oct. 1903 F. June 1912	*SALMON, JOSEPH HAROLD.. ..	Valuer's Department, 5, Lyndhurst Road, Peckham, S.E.
6494	Oct. 1912	*SALMOND, WILLIAM	6, High Street, Dundee.
1788	Apr. 1890	SAMPLE, CHAS. HERBERT, B.A. (Cantab.)	Matfen, near Newcastle-on-Tyne, Northumberland.
1789	Apr. 1890	SAMPLE, WILLIAM COLLINGS ..	Tritlington Hall, Morpeth, Northumberland.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1913	SAMSON, DAVID THOMAS	Seafield Estates Office, Cullen, Banffshire.
Mar. 1887	SAMUEL, WILLIAM JOHN	42, Mill Street, Bedford.
May 1891	SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash, Dorset.
A. Oct. 1899	*SANDELL, STANLEY LUNAU ..	816, High Road, Tottenham, N.
F. Oct. 1909	*SANDERS, INGALTON	23, Portland Street, Southampton.
A. Oct. 1902	SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
F. Nov. 1903	*SANDERSON, WILLIAM WAITE ..	Kenton Hall, Kenton, Northumberland.
Sep. 1895	*SANDFORD, CHARLES SIDNEY ..	16, St. James Row, Sheffield.
Oct. 1910	SANDYS, HENRY	Tinna Park, Kilpedder, Co. Wicklow.
A. Oct. 1895	*SANSOM, WILLIE STANLEY VENN	71, East Hill, Colchester.
F. Mar. 1899	*SARGANT, FRANK ELLISON ..	90, North Side, Wandsworth Common, S.W.
Oct. 1912	*SAUNDERS, ARTHUR PERCIVAL ..	Messrs. Collins & Collins, 37, South Audley Street, W.
A. Oct. 1904	*SAUNDERS, CHARLES HERBERT ..	150, Finchley Road, Hampstead, N.W.
F. Apr. 1911	SAUNDERS, MARTIN L., A.R.I.B.A.	4, Coleman Street, E.C.
A. Jan. 1890	*SAUNDERS, SAMUEL BROWN ..	Estate Offices, L. and S.W. Ry., Waterloo Station, S.E.
F. Nov. 1892	SAUNDERS, THEODORE RIDLEY, A.M.I.C.E.	Belgrave Chambers, Ventnor, Isle of Wight.
Nov. 1891	SAVILL, ALFRED	24, Great Winchester Street, E.C.
A. Mar. 1882	*SAVILL, EDWIN (<i>Member of Council</i>)	24, Great Winchester Street, E.C.
F. Mar. 1889	*§SAVILL, HENRY NORMAN	24, Great Winchester Street, E.C.
A. Nov. 1890	*†SAWYER, JOHN ASHTON	59, High Street, Winchester.
F. Aug. 1893	SAYER, GEORGE WILLIAM, MAJOR	Royal Engineers' Office, 9, Stanley Place, Chester.
A. Feb. 1905	SCLATER, EDWARD	Downshire Office, Hillsborough, Co. Down.
F. July 1907	*SCOTT, ARCHIBALD LACY	Long Melford, Suffolk.
A. Oct. 1894	*SCOTT, JOHN	5, Market Place, Morpeth, Northumberland.
F. June 1904	SCOTT, JOHN RUSSELL	Willsboro', Londonderry.
Feb. 1898	SCRIVEN, CHARLES HERBERT ..	Agency Office, Thong, Gravesend, Kent.
Oct. 1909	SCRIVEN, RICHARD GEORGE ..	Castle Ashby, Northampton.
A. Oct. 1894	*SCRUBY, WILLIAM THOMAS ..	29, St. Andrew's Street, Cambridge.
F. Oct. 1899	*SECKER, JOHN EUSTACE	Estate Office, Warrington, Lancashire.
A. Oct. 1907	*SEDGWICK, PERCY GEORGE ..	1, Lewisham Hill, S.E.
F. Oct. 1911	*SEEL, ROBERT HAROLD	Theatre Royal Chambers, Cardiff, Glamorganshire.
A. Oct. 1897		
F. Jan. 1902		

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6370	A. Oct. 1911 F. Oct. 1913	*SELWYN, WILLIAM INGRAM ..	46, Waterloo Street, Swansea.
1863	Nov. 1890	SENIOR, HARRY SAMUEL	Sturminster Newton, Dorset.
3130	A. Oct. 1896 F. June 1897	*SEXTON, GEORGE ALEXANDER ..	Bank Chambers, 42, High Road, Kilburn, N.W.
1049	A. Jan. 1884 F. Mar. 1891	SHACKLE, EDWARD NEILD	25, Mount Street, Grosvenor Square, W.
3301	Feb. 1898	SHARP, JOHN GRANT	172, Buchanan Street, Glasgow.
5273	A. Oct. 1907 F. Apl. 1915	*SHAW, CHARLES WILLIAM	Church Street Chambers, Dewsbury, Yorkshire.
3261	A. Oct. 1897 F. Oct. 1898	*SHEARBURN, HARRY, B.A. (<i>Cantab.</i>)	Munstead, Godalming, Surrey.
1819	May 1890	SHELMERDINE, HENRY	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
4795	A. Oct. 1905 F. Nov. 1913	*SHEPHARD, JOSEPH ERNEST ..	274 & 275, Upper Street, Islington, N.
1316	May 1886	SHERIN, JOHN LESTER	Iona, Eastbourne, Sussex.
706	A. Jan. 1882 F. Dec. 1887	SHERWIN, JOSEPH HENRY	7, Little College Street, Westminster, S.W.
2385	Nov. 1891	SHONE, ISAAC, A.M.I.C.E.	5, Gwendolen Avenue, Putney, S.W.
474	A. Jan. 1877 F. Nov. 1880	SHOPPEE, CHARLES HERBERT, F.R.I.B.A.	22, John Street, Bedford Row, W.C.
4121	Oct. 1903	SHORT, ERNEST WILLIAM GEORGE, CAPTAIN	Royal Engineer Office, The Castle, Cape Town, South Africa.
2988	A. Oct. 1895 F. June 1900	*SHUFFLEBOTHAM, JOHN HENRY ..	Staplegrave, Taunton, Somerset.
4126	Oct. 1903	*SILCOCK, EDWARD JOHN, M.I.C.E.	Sanctuary House, Tothill Street, Westminster, S.W., and 10, Park Row, Leeds.
604	A. Jan. 1881 F. May 1883	*SILCOCK, THOMAS BALL, B.Sc. (<i>Lond.</i>)	26, Green Park, Bath.
4850	Feb. 1906	SILVESTER, GEORGE	7, Adam Street, Strand, W.C.
811	A. May 1882 F. Nov. 1889	SIMMONS, CHARLES FRANKLIN ..	Basingstoke, Hants, and Henley-on-Thames, Oxfordshire.
6856	A. Oct. 1912 F. Nov. 1913	*†SIMMONS, EDGAR JOHN	Station Place, Letchworth, Herts.
824	A. Nov. 1882 F. Aug. 1891	SIMMONS, W. ANKER	Henley-on-Thames, Oxfordshire, and Basingstoke, Hants.
5820	Feb. 1910	SIMPSON, CECIL JOHN WILLIAM ..	H.M. Office of Works, Parliament Square, Edinburgh.
1486	May 1888	SIMPSON, ROBERT THOMAS	Horscroft, Bury St. Edmunds, Suffolk.
2386	Nov. 1891	SINGLE, ARTHUR	83, The Grove, Stratford, E.
2546	A. Nov. 1892 F. May 1897	*SKIPPER, HENRY HERBERT	48, Collingwood Avenue, Muswell Hill, N.
2387	Nov. 1891	SKITT, ARTHUR	9, St. Saviour's Road, Brixton Hill, S.W.
3052	A. June 1896 F. Oct. 1898	*SKRIMSHIRE, SAMUEL	1B, Chapel Street, Marylebone Road, W.
3425	A. Oct. 1898 F. Feb. 1901	*SKUES, CHARLES AYRE MAC- KENZIE	Ye Haven, Hockering Road, Woking, Surrey.
2388	Nov. 1891	SLADE, JAMES BENJAMIN	67 and 68, Cheapside, E.C.
1903	A. Nov. 1890 F. Nov. 1892	*SLATER, CHARLES FREDERICK ..	52 and 53, Cheapside, E.C., and Surrey.
5822	Feb. 1910	*SLATER, ERIC ARNOLD	Town Hall, Colchester, Essex.
2638	A. Feb. 1894 F. Feb. 1900	*SLY, JOSEPH TOWNSON	Estate Agency Offices, Rickmansworth, Herts.

Date of Election and of Transfer	FELLOWS.	Address.
Oct. 1896 Oct. 1900	*SLY, WILLIAM	Estate Office, Somerset House, Whitehaven, Cumberland.
Oct. 1902 July 1913	*SMALLEY, WILLIAM	Floraville, 12, Beacon Hill, Camden Road, N.
Oct. 1906 Apr. 1911	*SMALLMAN, HENRY RICHARD GEORGE STRONG	8, Queen Street, Cheapside, E.C.
Oct. 1911	SMART, JAMES	29, Waterloo Place, Edinburgh.
Oct. 1902 Jan. 1908	*SMITH, ARTHUR TELFORD	15, Cheapside, Bradford, Yorkshire.
Oct. 1895 Oct. 1900	*SMITH, CHARLES GORDON	56, Cannon Street, E.C., and 33, West Bank, Stamford Hill, N.
Oct. 1902 May 1906	*†SMITH, CYRIL HERBERT	Chippenham, Wiltshire.
May 1889	SMITH, EDWARD	Carlton House, 68, Great Queen Street, Kingsway, W.C.
Apr. 1888	SMITH, FRANK	104, Colmore Row, Birmingham.
Nov. 1891	SMITH, FRANK ADAMS, F.R.I.B.A.	35, New Broad Street, E.C.
Dec. 1888 Jan. 1890	*§SMITH, FRANK WILLIAM	Beauchamp Hill, Milverton, Leamington, Warwickshire.
Nov. 1891	SMITH, FREDERICK JOHN	21, Portland Street, Southampton.
Mar. 1891	SMITH, FREDERICK ROBERT	303, Bank Chambers, 29, Southampton Buildings, Chancery Lane, W.C.
Dec. 1889	SMITH, GEORGE	Boughton-Monchelsea, Kent.
May 1891	SMITH, GEORGE ALFRED	78, Parchment Street, Winchester.
Sep. 1895	SMITH, GEORGE YOUNG	Stradowan, Omagh, Co. Tyrone.
Oct. 1903 June 1912	*SMITH, HUGH	Auction Land and Estate Office, St. Peter's Road, Broadstairs, Kent.
May 1888	SMITH, JOHN THOMPSON	34, John Dalton Street, Manchester.
Oct. 1910	*SMITH, JONAH WALKER	Local Government Board, George Street, Edinburgh.
May 1891	SMITH, PERCY PYNE CALDECOTT	Director of Works Department, Admiralty, S.W.
Oct. 1901 Jan. 1907	*SMITH, QUENTIN CULLEN	Valuation Office (London Central), 4, Lancaster Place, W.C., and Squirrels Heath, Essex.
Oct. 1908	SMITH, ROBERT	Cranstoun-Riddell, Ford, Midlothian.
May 1890	SMITH, SIDNEY	Southwater, Horsham, Sussex.
Oct. 1909 June 1915	*SMITH, SIDNEY	Carlton House, 68, Great Queen Street, W.C.
Oct. 1902 Jan. 1908	*SMITH, STANLEY ADDISON	Emerson Chambers, Blackett Street, Newcastle-on-Tyne.
Oct. 1897 Nov. 1900	*§SMITH, SYDNEY ARTHUR	22, Chancery Lane, W.C.
Feb. 1908	SMITH, THOMAS	The Castle, Maybole, Ayrshire.
Feb. 1883 Feb. 1889	SMITH, WHEATER	15, Cheapside, Bradford, Yorkshire.
Feb. 1885	*SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham, Worcestershire.

Dip. No.	Date of Election and of Transfer	FELLOWS.	Address.
1372	Feb. 1887	SMYTH-RICHARDS, GEORGE COBLEY	Estate Office, Castle Hill, near South Molton, Devonshire.
4532	A. Oct. 1904 F. Nov. 1912	*SNEATH, FRANK EDGAR	Granville House, 3, Arundel Street Strand, W.C.
5279	A. Oct. 1907 F. Oct. 1910	*SOUTH, ARTHUR EDWARD.. ..	1, Victoria Road, Darlington.
2991	A. Oct. 1895 F. Oct. 1900	*SOUTHORN, CHARLES HERBERT..	38, The Parade, Leamington Spa Warwickshire.
2607	A. Oct. 1893 F. Nov. 1896	*SOWELS, WILLIAM CLOWES ..	Little Everdon, Daventry, Northamptonshire.
6148	Oct. 1911	*SPAIN, JOSEPH	Allanton, East Boldon, S.O., Durham.
4266	A. Oct. 1903 F. Apr. 1911	*SPARKE, NORMAN LUSH	c/o Shanghai Land Investment Company, 2, Jin Kee Road, Shanghai via Siberia.
7524	Oct. 1914	*SPEED, WILLIAM ROBERT SYDNEY	Wulfrun Chambers, Darlington Street Wolverhampton, Staffs.
4534	A. Oct. 1904 F. Apr. 1911	*SPENSLEY, JAMES CALVERT ..	County Hall, Spring Gardens, S.W.
6869	A. Oct. 1912 F. June 1915	*SPICER, ARTHUR CHARLES.. ..	Palmeira Towers, Westcliff-on-Sea Essex.
4268	A. Oct. 1903 F. Dec. 1914	*SPYER, GEORGE	1, Downe Mansions, Gondar Gardens West Hampstead, N.W.
1822	May 1890	SQUAREY, NEWELL WILLIAM PITTS	Bemerton, Salisbury, and 11, George Street, S.W.
1067	Jan. 1884	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1277	Dec. 1885	STACEY, HARRIE.. .. .	Station Road, Redhill, Surrey
2393	Nov. 1891	STALLARD, ALFRED EDWIN ..	West Street, Havant, Hants.
2394	Nov. 1891	STALLARD, WILLIAM	St. John's House, St. John's, Worcester and Worcester Chambers, Worcester
2992	A. Oct. 1895 F. Mar. 1899	*STANDEN, ARTHUR CARNEGIE ..	11, Southampton Row, High Holborn, N.W.
2395	Nov. 1891	STANFORD, CHARLES MAURICE..	23, High Street, Colchester, Essex.
3269	A. Oct. 1897 F. July 1901	*STANFORD, GEORGE	3A, Dean's Yard, Westminster, S.W. and 19 Alexandra Road, Reading.
2120	May 1891	STANHAM, GEORGE GORDON ..	26 & 27, Bush Lane, Cannon Street, E.C.
7479	Oct. 1914	STANLEY, HARRY MERRIDEW ..	50, Threadneedle Street, E.C.
1437	Jan. 1888	STANLEY-DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, Whitehall, Cumberland.
3431	A. Oct. 1898 F. Nov. 1908	*STANTON, FREDERICK WILLIAM SCHULTHEISS, A.M.I.C.E.	Maidstone Road, Chatham, and Victoria Street, Westminster, S.W.
5541	A. Oct. 1908 F. June 1911	*STANTON, GEORGE WALTER ..	2, College Road, Harrow-on-the-Hill Middlesex.
2609	A. Oct. 1893 F. Oct. 1894	*STAPLEDON, ERNEST ALLEN ..	Bridge Chambers, Bideford, North Devon
1707	Jan. 1890	START, JOSEPH WILLIAM	Cups Chambers, High Street, Colchester Essex.
469	Jan. 1877	STENNING, SIR ALEXANDER ROSE F.R.I.B.A. (<i>Past-President</i>) ..	121, Cannon Street, E.C.
3898	A. Oct. 1901 F. Jan. 1907	*STEPHENS, JOHN KYLE	13, Donegall Square North, Belfast

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1904	STEPHENS, SAMUEL	13, Donegall Square North, Belfast.
Oct. 1904	STEPHENS, WILLIAM HENRY ..	13, Donegall Square North, Belfast.
May 1890	STEVENS, CHARLES VIVIAN ..	56, Buckingham Gate, Victoria Street, Westminster, S.W.
Feb. 1906	STEVENS, JOHN JAMES	Granville House, Arundel Street, Strand, W.C.
Nov. 1891	STEVENS, JOHN WM., A.R.I.B.A.	Bridge House, 181, Queen Victoria Street, E.C.
A. Oct. 1905 F. June 1914	*STEVENS, NICHOLAS RICHARD ..	1, Alexandra Villas, Finsbury Park, N.
Oct. 1897	STEVENSON, ALLAN	14, Cathcart Street, Ayr, N.B.
Mar. 1891	STEVENSON, EDMUND HERBERT, M.I.C.E.	38, Parliament Street, S.W.
A. Oct. 1903 F. Oct. 1910	*STEWART, CLIFFORD THOMAS ..	45, Parliament Street, S.W.
July 1868	STEWART, HERBERT THOMAS (<i>Past-President</i>)	45, Parliament Street, S.W.
Sep. 1895	STEWART, GEORGE FRANCIS (<i>Vice-President</i>)	Summerhill, Killiney, Co. Dublin.
A. Oct. 1899 F. July 1901	*STEWART, GEORGE PAKENHAM..	4, Kildare Street, Dublin.
A. Oct. 1903 F. Apr. 1914	*STEWART, HARRY S., A.R.I.B.A..	Local Government Board, Whitehall, S.W., and Clarewood, Limpsfield, Surrey.
A. Oct. 1900 F. July 1901	*STEWART, HENRY PAKENHAM ..	6, Leinster Street, Dublin.
Sep. 1895	STOKES, RICHARD	60, Dawson Street, Dublin.
A. Oct. 1908 F. June 1910	*STONE, EDWARD ALBERT	4, Station Buildings, Catford Bridge, S.E.
A. Oct. 1901 F. Jan. 1912	*STONE, FREDERIC	Estate Office, Elsham, Grimsby, Lincs.
A. Oct. 1897 F. July 1907	*STONEHAM, EDWARD RUSSELL..	Orchard House, Erith, Kent.
Dec. 1881	STONER, ALFRED	Boston House, 63 and 64, New Broad Street, E.C.
A. Oct. 1902 F. Jan. 1906	*†STOOKE, JOHN EDWIN HELLYAR	2, Palace Yard, Hereford.
June 1896	STOPFORD, THE HON. GEORGE FREDERICK WILLIAM	The Estate Office, Gorey, Co. Wexford.
Nov. 1891	STOPHER, THOMAS	Winchester.
Oct. 1912	*STORY, PHILIP FRANCIS	County Hall, Kingston-on-Thames, Surrey.
A. Oct. 1904 F. Dec. 1910	*STRACHAN, CHARLES JOHN	13, Willoughby Road, Hampstead, N.W.
A. Oct. 1895 F. June 1898	*STROUTS, LEWIS HERBERT.. ..	137, Gleneldon Road, Streatham, S.W.
Feb. 1884	STRUDWICK, HAYWARD JAMES..	Falcon Court, 32, Fleet Street, E.C.
A. Dec. 1875 F. June 1891	STRUTT, THE HON. EDWARD GERALD (<i>Past-President</i>)	49, Russell Square, W.C., and White-lands, Hatfield Peverel, Witham, Essex.
A. Dec. 1884 F. Oct. 1911	STURGE, THEODORE	33, Corn Street, Bristol.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3779	Oct. 1901	*STURT, CHARLES EDWIN	16, St. Stephen's Gardens, East Twickenham, Middlesex.
6476	Oct. 1912	SULLIVAN, WILLIAM C. L.	11, South Mall, Cork.
5786	A. Oct. 1909 F. June 1914	*SUTCLIFFE, ALBERT JAMES	10, Victoria Street, Liverpool.
3594	A. Oct. 1899 F. Mar. 1904	*SUTCLIFFE, JAMES HENRY	Red Lees, Mytholmroyd, Yorkshire.
2401	Nov. 1891	SUTHERS, JAMES	Union Offices, Hull Street, Todmorden Yorks.
3432	A. Oct. 1898 F. Nov. 1900	*SUTTON, FREDERICK STANLEY	9, Stone Buildings, Lincoln's Inn, W.C.
1427	A. Dec. 1887 F. Feb. 1892	SWETENHAM, HENRY	49, North Gate Street, Chester.
2878	Sep. 1895	SWINEY, WILLIAM D.	Moyagh, Ramelton, Co. Donegal.
1257	Feb. 1885	SWORDER, HUGH	High Street, Epping, Essex.
4077	A. Oct. 1902 F. Apr. 1908	*SYMMONS, PERCY JAMES	63, Melrose Avenue, Willesden Green N.W.
2879	Sep. 1895	SYNGE, EDWARD	Estate Office, 11, Leinster Street, Dublin
2880	Sep. 1895	TAILYOUR, ALEXANDER	Clifton Croft, Ashbourne, Derbyshire
3302	Feb. 1898	TANNAHILL, ROBERT DUNLOP	Lands Valuation Office, Kilmarnock
1317	May 1886	TANNER, SIR HENRY, C.B., I.S.O., F.R.I.B.A.	H.M. Office of Works, Storey's Gate Westminster, S.W.
3902	A. Oct. 1901 F. Apr. 1914	*TANNER, RUDOLPH	29, Pelham Place, South Kensington S.W.
1115	A. Feb. 1884 F. Dec. 1888	TANNER, WILLIAM	County Surveyor, Newport, Monmouthshire.
771	A. Feb. 1882 F. Nov. 1889	TAPP, ARTHUR	5, Little George Street, Westminster S.W., and Southend-on-Sea, Essex
5237	A. Oct. 1907 F. Apr. 1913	*TAYLOR, ALFRED CECIL	3, King Street, Cheapside, E.C.
2405	Nov. 1891	TAYLOR, ARTHUR WILLIAM	159, High Street, Putney, S.W.
6071	A. Oct. 1910 F. Apr. 1915	*TAYLOR, DAVID HENRY	56, Ramsden Road, Balham, S.W.
3067	Oct. 1896	TAYLOR, EDGAR CHARLES, CAPT.	R.E. Office, Devonport.
4079	A. Oct. 1902 F. Jan. 1911	*TAYLOR, EDWIN THURLOW	Valuer's Department, Central Station Chambers, Blackpool, Lancs.
5605	Oct. 1909	TAYLOR, GEORGE	Estate Office, Westport, Co. Mayo.
2543	A. Nov. 1892 F. Nov. 1895	*TAYLOR, HARRY WILLIAM, A.M.I.C.E.	Cathedral Buildings, Dean Street, Newcastle-on-Tyne.
1471	A. Mar. 1888 F. July 1891	TAYLOR, JOHN HERBERT	Turners Hill, Sussex.
4276	A. Oct. 1903 F. Oct. 1910	*TAYLOR, JOHN JAMES	11, Little College Street, Westminster S.W.
673	A. Dec. 1881 F. Feb. 1887	TAYLOR, JOHN WALTON, F.R.I.B.A.	St. John Street, Grainger Street West Newcastle-on-Tyne.
1026	A. Dec. 1883 F. Nov. 1889	TAYLOR, MATTHEW	Chiddingfold, Godalming, Surrey (Sussex Committee)
1825	May 1890	TAYLOR, RICHARD FREDERICK	3, King Street, Cheapside, E.C.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov 1891	TAYLOR, THOMAS WALTERS ..	25, Brazennose Street, Manchester.
Oct. 899	*TAYLOR, THOMAS WILLIAM HARRIS	Valuation Department, Inland Revenue, Barnstaple, Devon.
A. Oct. 1900	*TAYLOR, WILLIAM HENRY ..	Nuttall, Nottingham.
F. Oct. 1910	*TEE, SAMUEL CLIFFORD ..	50, Moorgate Street, E.C.
A. Feb. 1894	*TEMPLE, FREDERICK WILSON ..	69, Sandgate Road, Folkestone, Kent.
F. Oct. 1894	TENER, EDWARD SHAW ..	The Square, Loughrea, Co. Galway.
A. Nov. 1891	*TERRY, ARTHUR ELLIOTT ..	The Firs, Compton, Wolverhampton, Staffs.
F. Oct. 1894		
Sep. 1895		
A. Oct. 1901	*TERRY, ERNEST FAIRCHILD ..	Engamer, 19, St. Matthew's Avenue, Surbiton, Surrey.
F. May 1910		
A. Oct. 1902		
F. May 1909		
A. Oct. 1899	*TERRY, FRANK TREACHER ..	107, Victoria Street, S.W.
F. Jan. 1912	THACKER, SIDNEY LEONARD ..	39, Union Street, Walsall, Staffs.
Oct. 1914	*THEAKSTON, WILLIAM PEASE ..	Huntingdon.
A. Oct. 1893		
F. Oct. 1898	THEOBALD, HENRY WELLS DEW-HURST ..	110, Great Russell Street, W.C.
Apr. 1883		
A. June 1896	*THEOBALD, JOHN MEDOWS ..	110, Great Russell Street, W.C.
F. June 1898	*THIRLAWAY, ROBERT ..	Arrocha, Mousehole Lane, Shirley, Southampton.
A. Oct. 1907		
F. Nov. 1909		
A. Oct. 1898	*THOMAS, CHARLES JOHN HOWELL	Inland Revenue, Somerset House, W.C.
F. Jan. 1901	THOMAS, GLEGGE ..	Cheshire Lines Committee, Central Station, Liverpool.
Mar. 1890		
A. Oct. 1894	*THOMAS, ILLTYD ..	17, Quay Street, Cardiff, Glamorganshire
F. July 1901		
A. Oct. 1906	*THOMERSON, ALBERT ..	9, Finsbury Square, E.C.
F. Oct. 1914	THOMPSON, ARTHUR EDMUND ..	Leadenhall Buildings, E.C.
Dec. 1882	*THOMPSON, EDWARD HORACE ..	Southernhay, Hook, Surbiton, Surrey.
Oct. 1911	THOMPSON, FRANCIS WILLIAM	Ash Lawn, Heaton, Bolton, Lancashire
Nov. 1891	THOMPSON, SIR ROBERT JAMES	Haslemere, Blyth Road, Bromley, Kent.
Oct. 1900	(Member of Council)	
A. Oct. 1904	*THOMSON, JOHN LORIMER ..	Valuer's Department, 31, Albert Square, Dundee.
F. Oct. 1910		
A. Oct. 1909	*THORNE, HARMAN ..	The Square, Barnstable, Devon.
F. Oct. 1913		
A. Feb. 1904	*THORNTON, ARTHUR BRUCE ..	18, Holwood Road, Bromley, Kent.
F. May 1910		
Oct. 1902	*THORP, ROBERT HAYTON ..	Land of Green Ginger, Hull.
A. Feb. 1882	THORPE, CHRISTOPHER ..	56, St. Helen's Street, Chesterfield, Derbyshire.
F. Nov. 1889		
May 1891	THORPE, JOHN ..	Market Bosworth, Leicestershire.
A. Oct. 1894	*THRING, DOUGLAS THEODORE ..	1, Sheep Street, Northampton.
F. July 1895		
A. Feb. 1892	*THURGOOD, ALBERT EDWARD ..	Valuer's Office, 8, Southsea Terrace, Portsmouth.
F. Nov. 1900		

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
591	A. Dec. 1880 F. Nov. 1887	THURNALL, JOHN EDWARD ..	Royston, Herts.
4546	A. Oct. 1904 F. Apr. 1908	*THWAITES, GEORGE PERCY ..	8 and 9, Essex Street, Strand, W.C.
1070	Jan. 1884	THYNNE, GUY HARRY	9, Victoria Street, S.W.
4816	A. Oct. 1905 F. Nov. 1913	*THYNNE, REGINALD LAMBERT ..	9, Victoria Street, S.W.
1373	Feb. 1887	TINDALL, CHARLES WILLIAM ..	Wainfleet, S.O., Lincolnshire.
4547	A. Oct. 1904 F. Apr. 1911	*TITFORD, HORACE JAMES ..	Messrs. Waterer and Dickins, 13 High Street, Bromley, Kent.
2413	Nov. 1891	TODD, RICHARD	Englefield, near Reading.
1241	Jan. 1885	TODD, WILLIAM HENRY, M.I.C.E.	County Buildings, Hull.
3938	A. Feb. 1902 F. June 1912	*TOMLIN, FRANCIS FERRIER ..	50, Station Road, Wood Green, N. and 164, Palmerston Road, Bowe Park, N.
1438	Jan. 1888	TOMLINSON, THOMAS H.	2, St. James's Street, Derby.
2550	A. Nov. 1892 F. Feb. 1896	*TORY, JOHN EDWARD	Valuation Department, 47, Queen Street Exeter.
447	Apr. 1876	TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere Salop.
2763	A. Mar. 1895 F. Oct. 1898	*TOWNEND, WILLIAM	Cross House, Westgate Road, New castle-on-Tyne.
6477	Oct. 1912	TOWNSEND, GEORGE C.	Cordangan Manor, Tipperary.
2890	Sep. 1895	TOWNSHEND, CHARLES LOFTUS ..	15, Molesworth Street, Dublin.
2892	Sep. 1895	TOWNSHEND, JAMES RICHARD CLARKE	23, South Frederick Street, Dublin.
2894	Sep. 1895	TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
2893	Sep. 1895	TOWNSHEND, THOMAS LOFTUS ..	15, Molesworth Street, Dublin.
6400	A. Oct. 1911 F. Apr. 1914	*TRACY, CHARLES FREDERICK ..	14, Bedford Row, W.C.
2414	Nov. 1891	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W.
3276	A. Oct. 1897 F. May 1903	*TREHEARNE, ALFRED FREDERICK ALDRIDGE	51A, Lincoln's Inn Fields, W.C.
3436	A. Oct. 1898 F. Apr. 1904	*TREMLET, WALTER WILLIAM ..	Hartshill, Atherstone, Warwickshire.
2895	Sep. 1895	TRENCH, ARTHUR	32, Nassau Street, Dublin.
3437	A. Oct. 1898 F. Nov. 1901	*TRENT, WILLIAM EDWARD ..	6, Broad Street Place, E.C.
2415	Nov. 1891	TREPLIN, ERNEST C.	90, Piccadilly, W.
5047	A. Oct. 1906 F. Nov. 1914	*TRESIDDER, HENRY EDMUND ..	7, Marlborough Road, Falmouth Cornwall.
4852	Feb. 1906	TROLLOPE, CHARLES GEORGE N. M.A. (<i>Cantab.</i>)	Broadway Court, S.W.
592	A. Dec. 1880 F. Jan. 1891	TROLLOPE, HENRY CHARLES ..	13, Hobart Place, S.W.
1131	A. Mar. 1884 F. Aug. 1891	TRUMPER, JOHN ALFRED	27, Lincoln's Inn Fields, W.C.
2040	Mar. 1891	TUBBS, WALTER BURNELL ..	37, Barbican, E.C.
2470	A. Nov. 1891 F. Jan. 1896	*TUCKETT, PERCIVAL FOX	2, Basinghall Street, E.C.
2416	Nov. 1891	TURNER, ALEXANDER HENRY ..	69, South Audley Street, Grosvenor Square, W.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1905 F. Apr. 1911	*†TURNER, BENJAMIN GEORGE ..	Church House, Walmer, Kent.
Nov. 1888	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
Oct. 1914	TURNER, DAVID NEVILLE ..	26, Low Pavement, Nottingham.
Oct. 1912	*TURNER, FRED WETHERELL ..	8, Fountain Terrace, West Hartlepool, Durham.
Sep. 1895	TURNER, FREDERICK ADOLPHUS BRABAZON	The Estate Office, Gorey, Co. Wexford.
Nov. 1890	TURNER, JOSEPH HARLING ..	Portland Estate Offices, Kilmarnock.
Dec. 1888	TURNER, THOMAS WARNER ..	Langwith Lodge, Mansfield, Notts.
Nov. 1890	TURTON, EDWARD JAMES ..	Horkstow, Barton-on-Humber, Lincolnshire.
Oct. 1904	TURTON, FLETCHER THOMAS ..	Municipal Offices, Surveyor's Department, Liverpool.
Oct. 1898	*TUTT, EDWIN THOMAS ..	Market Place, Ampthill, Beds.
A. Jan. 1890 F. Aug. 1893	*TYLER, JAMES WILLIAM ..	45, Holborn Viaduct, E.C.
Sep. 1895	TYNDALL, ALBERT HENRY ..	Ballyanne House, New Ross, Co. Wexford.
A. Oct. 1899 F. Dec. 1905	*TYPE, MARCUS OSWALD ..	87, Edmund Street, Birmingham.
A. Oct. 1900 F. July 1901	*UPSDALE, ANDREW REED ..	738, Romford Road, Manor Park, E.
Oct. 1914	VACHELL, THEODORE ..	Tredegar Chambers, Newport, Mon.
Feb. 1883	VAIZEY, JOHN GEORGE ..	Bishop's Stortford, Herts., and 44, Bedford Row, W.C.
A. Feb. 1889 F. June 1910	*VALE, HENRY	16, Darlington Street, Wolverhampton, Staffs.
A. Oct. 1912 F. Oct. 1913	*VARDELL, CHARLES EDWARD, A.R.I.B.A.	1, Whitehall, S.W.
A. Oct. 1903 F. Apr. 1911	*VEALE, LOUIS CHARLES ..	72, Finsbury Pavement, E.C.
Feb. 1876	*VERNON, ARTHUR (<i>Past-President</i>)	The Rockery, High Wycombe, Bucks, and 11, Queen Victoria Street, E.C.
A. Oct. 1905 F. June 1906	*VERNON, ARTHUR STANLEY ..	41, High Street, High Wycombe, Bucks, and 11, Queen Victoria Street, E.C.
Sep. 1895	VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin.
Nov. 1891	†VERNON-INKPEN, GEORGE CHAS.	40, Commercial Road, Portsmouth.
Sep. 1895	VERSCHOYLE, WILLIAM HENRY FOSTER	Woodley, Dundrum, Co. Dublin.
A. Oct. 1902 F. Nov. 1903	*VICKERS, ALFRED CRANSTOUN ..	52, Boston Avenue, Southend-on-Sea, Essex.
A. Oct. 1903 F. June 1910	*VIGERS, ASTLEY ALLAN ..	4, Frederick's Place, E.C.
A. Oct. 1909 F. Apl. 1915	*VIGERS, GEOFFREY LESLIE ..	4, Frederick's Place, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
498	A. Jan. 1878 F. Oct. 1883	VIGERS, LESLIE ROBERT (<i>Past-President</i>)	4, Frederick's Place, E.C.
594	A. Dec. 1880 F. Nov. 1885	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
1496	Nov. 1888	VILLAR, JAMES	2, Essex Place, Cheltenham, Gloucestershire.
2094	A. Oct. 1895 F. Dec. 1898	*VINTEN, HAROLD BERTRAM ..	72, High Street, Ramsgate, Kent.
1601	Mar. 1889	WACHER, THOMAS	Upper Bridge Street, Canterbury.
3748	A. Oct. 1900 F. June 1908	*WACHER, THOMAS BLAKE	2, Upper Bridge Street, Canterbury.
2126	May 1891	WADE, GEORGE TEMPEST	Halford Street, Leicester.
6905	A. Oct. 1912 F. Oct. 1913	*WADE-DALTON, WILLIAM LECH-MERE	Saltram Estate Office, 1, Buckland Terrace, Plymouth.
2418	Nov. 1891	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
1618	Apr. 1889	WAGSTAFFE, THOMAS ROGERS	c/o Dr. Shepherd, 235, Upper Richmond Road, Putney, S.W.
1699	A. Jan. 1890 F. Oct. 1910	*WAIN, GEORGE SPARROW	Valuer's Office, 10, College Road Harrow, Middlesex.
843	Dec. 1882	WAINWRIGHT, CHARLES RAWLINSO	Shepton Mallet, Somerset.
1631	Nov. 1889	WAINWRIGHT, THOMAS TAYLOR (<i>Past-President</i>)	13, Union Court, Castle St., Liverpool.
5098	Oct. 1907	*WAKEFORD, ARTHUR JAMES ..	181, Clapham Road, S.W.
1392	May 1887	WALCOTT, LYONS RODEN SYMPSON	24, Drayton Gardens, S.W.
2995	A. Oct. 1895 F. June 1906	*WALDRAM, PERCY JOHN	12, Buckingham St., Charing Cross, S.W.
7512	Oct. 1914	WALES, HENRY T.	Bank Chambers, Castle Square Swansea.
5050	A. Oct. 1906 F. Apr. 1913	*WALFORD, EDWARD	Fieldcote, East Grinstead, Sussex.
6127	Oct. 1911	WALKER, ALEXANDER	249, George Street, Glasgow.
1869	Nov. 1890	WALKER, SIR FRANCIS ELLIOTT, BART.	Swansfield House, Alnwick, Northumberland.
2421	Nov. 1891	WALKER, GEORGE BOOTH	Wainfleet, Lincolnshire.
743	Feb. 1882	WALKER, HERBERT, M.I.C.E., F.R.I.B.A.	408, Mansfield Road, Nottingham.
4313	A. Feb. 1904 F. Jan. 1909	*WALKER, HOWARD JAMES	Valuation Office, Market Square, Lancaster.
7514	Oct. 1914	WALKER, JAMES HOWARD	33A, King Street, Wigan, Lancs.
4286	A. Oct. 1903 F. Oct. 1909	*WALKER, JAMES WILLIAM BOYD	Pahang Para Rubber Syndicate, Ltd Atbara Estate, Kuantan, Pahang F.M.S.
3486	Feb. 1899	WALKER, JOHN	74, Bath Street, Glasgow.
2127	May 1891	WALKER, JOSEPH	South Road, The Park, Nottingham.
1773	Mar. 1890	WALKER, JOSHUA	Bridge Offices, Bridgegate, Retford, Nottingham.
659	Dec. 1881	WALKER, SAMUEL	22, Moorgate Street, E.C.

Date of Election and of Transfer	FELLOWS.	Address.
Oct. 1914	WALKER, WILLIAM PINCKNEY ..	Glendale, Park Grove, Bradford, Yorkshire.
Feb. 1899	WALLACE, THOMAS DOUGLAS ..	Chamberlain's Office, Hamilton Palace, Hamilton, N.B.
A. Dec. 1883 F. May 1897	*WALLIS, JOHN DAVID (<i>Member of Council</i>)	57, King Street, Manchester.
Feb. 1915	WALLWORK, JESSE	Bridgewater Offices, Walkden, Manchester.
Mar. 1882	WALMISLEY, ARTHUR THOMAS, M.I.C.E.	9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
Mar. 1891	WALMISLEY, JOSEPH WILLIAM, F.R.I.B.A.	7, King's Terrace, Southsea, Hants.
Feb. 1898	WALMSLEY, ARTHUR TINDAL, CAPTAIN	51, Trent Valley Road, Lichfield, Staffs.
A. Oct. 1900 F. Sep. 1904	*WALSH, FREDERICK LEOPOLD MORFEE	c/o A. Bengier, Fairholme, Park Hill Rise, Croydon
Oct. 1908	*WALSH, JOSEPH FREDERICK ..	Museum Chambers, Halifax.
A. Oct. 1900 F. Dec. 1902	*WALTER, THOMAS JAMES	Gervis Place, Bournemouth, Hampshire.
A. Oct. 1910 F. June 1915	*WAPSHOTT, FRANCIS ELLISS ..	Queen Street Chambers, Maidenhead, Berks.
Dec. 1887	WARD, DANIEL	Hewton, Bere Alston, Devon.
Mar. 1888	WARD, FRANK	Burnville, Tavistock, North Devon.
A. Oct. 1901 F. Nov. 1902	*WARD, HENRY PAYNE	"Burleigh," Reigate Road, Redhill, Surrey.
A. Oct. 1906 F. Nov. 1912	*WARD, REGINALD CHARLES ..	23, Princes Street, Ipswich.
Oct. 1914	WARD, WILLIAM JAMES	6, Ely Place, Dublin.
Nov. 1890	WARING, HERBERT FULLER ..	46, Earl Street, Maidstone.
Oct. 1912	WARK, JOSEPH A.	Scottish Provident Buildings, Belfast.
A. Oct. 1899 F. July 1901	*§ WARMINGTON, HERBERT ANDREW CROMARTIE	3, Arlington Street, Piccadilly, W., and Grange Estate Office, Alresford, Hampshire.
Nov. 1889	WARNER, HENRY	Farringdon, Alton, Hants.
Oct. 1910	*WARR, GEORGE WALTER	Town Hall, Southwick, Sussex.
A. Oct. 1897 F. Oct. 1902	WARWICK, GEORGE ERNEST ..	Valuation Office, Dublin.
A. Oct. 1904 F. July 1907	*WATERMAN, BERTIE EDWARD ..	Elm Cottage, Oakfield Lane, Dartford, Kent.
Mar. 1891	WATERS, EDWARD	The Canal, Salisbury.
Oct. 1910	*WATERS, FREDERICK EBENEZER	Secretary's Office, General Post Office, E.C.
A. Feb. 1882 F. Mar. 1887	WATERS, WILLIAM RICHARD ..	c/o Chancellors, Richmond, Surrey.
A. Oct. 1905 F. Nov. 1913	*WATKINS, HAROLD ALFRED ..	188, Kew Road, Richmond, Surrey.
A. Feb. 1884 F. Mar. 1889	WATKINS, ROBERT ARUNDEL ..	Castle Combe, Chippenham, Wilts.
Oct. 1912	WATNEY, ARTHUR GORDON ..	4A, Frederick's Place, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
47	June 1868	WATNEY, DANIEL (<i>Past President</i>).. .. .	4A, Frederick's Place, E.C.
1957	Jan. 1891	WATNEY, DENDY (<i>Member of Council</i>)	4A, Frederick's Place, E.C.
951	A. May 1883 F. Feb. 1887	WATNEY, WALTER DANIEL ..	18, Bennett's Hill, Birmingham.
6413	A. Oct. 1911 F. June 1914	*WATSON, CHARLES EDWARD ..	18, Colson Road, East Croydon, Surrey.
6094	A. Oct. 1910 F. Oct. 1914	*WATSON, CHARLES HAVERS ..	22, Walbrook, E.C., and 366, Streatham High Road, S.W.
3604	A. Oct. 1899 F. May 1905	*WATSON, DAVID ALEXANDER ..	The Estate Office, Watlington, Oxford.
4559	A. Oct. 1904 F. Dec. 1905	*WATSON, ERNEST	St. Stephen's House, Westminster, S.W.
2996	A. Oct. 1895 F. Nov. 1899	*WATSON, HERBERT JOHN ..	St. Helen's, Cockermouth, Cumberland and 6, Lendal, York.
1236	A. Dec. 1884 F. Sep. 1895	*WATSON, JAMES BRUCE	Petworth, Sussex.
2425	Nov. 1891	WATSON, JOHN	Cogan Chambers, Bowalley Lane, Hull.
1290	A. Dec. 1885 F. May 1894	*WATSON, JOHN	District Valuer's Office, 20, South Parade, Doncaster, Yorks.
7013	Oct. 1913	*WATSON, WILLIAM ERNEST ..	53 and 54, Chancery Lane, W.C.
1456	Feb. 1888	WATT, ALEXANDER	Muncaster Estate Office, Ravensglas, Cumberland.
2426	Nov. 1891	WATTS, SAMUEL LINGARD.. ..	40, South King Street, Cross Street, Manchester.
1653	Dec. 1889	WAY, HENRY JAMES	109, Lower St. James' Street, Newport, Isle of Wight.
4560	A. Oct. 1904 F. June 1914	*WAYMOUTH, JOHN KENNERLEY	Clarence Street Estate Office, Southend-on-Sea, Essex.
284	May 1872	WEALL, JOHN	38, High Street, Watford, Herts.
5440	A. Oct. 1898 F. Jan. 1904	*WEALL, JOHN GRAHAM	38, High Street, Watford, Hertfordshire.
2552	A. Nov. 1892 F. June 1911	*WEATHERHEAD, DAVID WILKINSON	Lowlands, Utley, Keighley, Yorkshire.
3753	A. Oct. 1900 F. Sep. 1902	*WEATHERILL, GEORGE FORD ..	Valuation Office, Victoria Avenue, Harrogate, Yorkshire.
2915	Sep. 1895	WEBB, CHARLES	Park Place, Tashinny, Mullingar, Co. Westmeath.
5055	A. Oct. 1906 F. Apr. 1911	*WEBB, CLARENCE ALBERT.. ..	16, Plymouth Road, Penarth, Cardiff.
1725	Feb. 1890	WEBB, WILLIAM	Keeper's Cottage, Furze Hill, Purley, Surrey.
3605	A. Oct. 1899 F. Nov. 1903	*WEBBER, HENRY STANTON ..	23, Queen St., Maidenhead, Berkshire.
4562	A. Oct. 1904 F. June 1906	*WEBBER, WILLIAM HENRY ..	Brownlow House, 50 and 51, High Holborn, W.C.
1903	A. Nov. 1890 F. Feb. 1897	*WEBSTER, HUGH CALTHROP ..	2, Basinghall Street, E.C.
1659	Dec. 1889	WELCH, FREDERICK WILLIAM ..	170, North Street, Brighton, and 30 Western Road, Hove, Sussex.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1902	*WELLS ARTHUR HARVEY	32, Full Street, Derby.
F. Dec. 1910		
A. Oct. 1899	*WELLS, FREDERICK BEAUCHAMP	28, Henleaze Avenue, Westbury-on-Trym, Bristol.
F. Oct. 1900		
A. Nov. 1892	*WELLS, WILLIAM HENRY	116, Kensington High Street, W.
F. Oct. 1896		
Dec. 1881	WELLSTED, WM. HENRY, M.I.C.E.	Prince's Dock Chambers, Hull.
Sep. 1895	WELPLY, JAMES	65, George Street, Limerick.
A. Oct. 1898	*WELSH, HUGH	Newton Park Estate, Newton St. Loe, Somersetshire.
F. Dec. 1902		
Feb. 1897	WENBORN, SIDNEY THOMAS, MAJOR	R.E. Office, Hong Kong (via Siberia).
A. Oct. 1901		
F. Apr. 1913	*WEST, ARTHUR SMITH	7, Haywra Crescent, Harrogate, Yorkshire.
A. Oct. 1893		
F. Sep. 1895	*WEST, CHARLES HENRY EDWARD	7, Blenheim Street, New Bond Street, W.
A. Oct. 1899		
F. Dec. 1901	*WEST, HERBERT JAMES	17, York Place, W.
Feb. 1882	WESTBURY, GEORGE HENRY ..	The Knoll, Andover, Hants.
Oct. 1904	*WESTON, FRANCIS	322, Brixton Road, S.W.
Mar. 1891	WETHERALL, HARRY LANCASTER	Bracklyn, Winchfield, Hants.
A. Oct. 1900	*WHATLEY, ERNEST JAMES ..	Saxondale, Rock Road, Cambridge.
F. Jan. 1907		
A. Oct. 1903	*WHEELER, FRANCIS WEST ..	1, Sydney Street, Chelsea, S.W.
F. June 1908		
A. Nov. 1892	*WHEELER, JOHN HENRY WEST ..	Inland Revenue, 25, Great George Street, Park Street, Bristol.
F. June 1897		
A. Oct. 1900	*†\$WHELDON, MARTIN LOWISH ..	5, Coney Street, York
F. May 1910		
A. Oct. 1904	*WHIDDINGTON, STANLEY DUNFORD	63, Berners Street, Oxford Street, W.
F. Oct. 1913		
A. Oct. 1910	*WHINNERAH, WILLIAM	Polefield Hall, Prestwich, Lancashire.
F. Oct. 1911		
A. Oct. 1908	*WHIPP, THOMAS WILLIAM ..	15, Valley Bridge Parade, Scarborough, Yorkshire.
F. Oct. 1910		
A. Oct. 1893	*WHITAKER, ERNEST VICTOR ..	Estate Agency Offices, 196A, Above Bar, Southampton.
F. Oct. 1897		
Jan. 1896	WHITE, ARTHUR	99, George Street, Limerick.
A. Oct. 1900		
F. Sep. 1904	*WHITE, BENJAMIN WILLIAM ..	15-17, Eldon Street, E.C.
Nov. 1891	WHITE, JAMES ALEXANDER ..	18, High Street, Dorking, Surrey.
Sep. 1895	WHITE, RICHARD	Estate Office, Gowran, Co. Kilkenny.
A. Oct. 1911		
F. June 1915	*WHITE, SAMUEL CYRIL	16, Valley Bridge Parade, Scarborough.
A. Oct. 1895		
F. Apr. 1908	*WHITE, WALTER ERNEST COATES	Chatwood, Wokefield Green, Mortimer, Berkshire.
Jan. 1882	WHITELEY, CHARLES PERRY ..	82, Queen Street, E.C.
A. Feb. 1908		
F. Apr. 1914	*WHITLOCK, FRANCIS JOHN ..	The Mart, Bank Street, Rugby.
A. Oct. 1894		
F. May 1896	*\$WHITTAKER, JOHN DRONSFIELD, B.A. (<i>Cantab.</i>)	Oxford and Cambridge Club, Pall Mall, S.W.
A. Oct. 1900		
F. July 1902	*WHITTEN, GEORGE JACKSON ..	28, Braxted Park, Streatham, S.W.
A. Oct. 1895		
F. Nov. 1900	*WHITTON, PERCY	24, Gandy Street, Exeter.

Dip. No.	Date of Election and of Transfer	FELLOWS.	Address.
3315	A. Oct. 1901 F. Oct. 1909	*§ WIDDICOMBE, CHARLES EDWIN ..	Valuation Department, King's Lynn, Norfolk.
3316	A. Oct. 1901 F. Feb. 1907	* WIGLEY, HERBERT HENRY ..	Winslow, Buckinghamshire.
3603	A. Oct. 1899 F. Feb. 1904	* WIGLEY, SIDNEY PRUDDEN ..	Winslow, Buckinghamshire.
234	A. Feb. 1870 F. Nov. 1876	WIGRAM, JOHN	South Collingham, Newark, Notts.
3443	A. Oct. 1898 F. Oct. 1899	* WIGRAM, REGINALD SPENCER ..	Weybourne, Stoke Road, Cobham Surrey.
2492	Feb. 1892	WILBRAHAM, EDWARD SIDNEY ..	Estate Office, St. Giles, Salisbury.
6151	Oct. 1911	* WILDING, JAMES	Town Hall, Runcorn, Cheshire.
3917	A. Oct. 1901 F. May 1910	* WILFORD, CECIL MARSHALL ..	Cathedral Chambers, Castle Street, Carlisle.
1226	Dec. 1884	WILKINSON, THOMAS	170, North Street, Brighton, and 30A Western Road, Hove, Sussex.
4094	A. Oct. 1902 F. Nov. 1913	* WILKS, CLEMENT	28, Great James' Street, Bedford Row W.C.
3610	A. Oct. 1899 F. Jan. 1905	* WILLIAMS, ARTHUR CODRINGTON	5, Great College Street, Westminster Abbey, S.W.
5058	A. Oct. 1906 F. Nov. 1912	* WILLIAMS, ERNEST	44, Corn Street, Bristol.
2435	Nov. 1891	WILLIAMS, GERALD GARNONS ..	Ashburnham Estate Office, Burry Port, Carmarthen.
4315	A. Feb. 1904 F. May 1910	*§ WILLIAMS, HAROLD	43 and 45, High Street, Croydon.
2738	A. Mar. 1895 F. May 1898	* WILLIAMS, HENRY CUTHBERT ..	36, Lincoln's Inn Fields, W.C.
3760	A. Oct. 1900 F. Jan. 1908	* WILLIAMS, RICHARD ERNEST HAVARD	The Elms, Struet, Brecon.
568	A. Jan. 1880 F. Apr. 1888	WILLIAMS, WILLIAM HERBERT ..	Great Western Railway, Paddington, W.
2617	A. Oct. 1893 F. Feb. 1897	* WILLIS, EDWARD	Engineer and Surveyor's Department Town Hall, Chiswick, W.
2917	Sep. 1895	WILLIS, GILBERT DE LAVAL ..	Leconfield Estates Office, Ennis, Co. Clare.
1593	Feb. 1889	WILLMOT, GEORGE DYOTT ..	6, Waterloo Street, Birmingham.
807	A. Apr. 1882 F. May 1887	WILLMOT, JOHN (<i>Member of Council</i>)	6, Waterloo Street, Birmingham.
5349	Feb. 1908	WILLS, JOHN BROOM	15, Bellgrove Street, Glasgow.
3918	A. Oct. 1901 F. Nov. 1912	* WILSON, EVERARD JOHN ..	Messrs. Tuckett & Son, 2, Basinghall Street, E.C.
5569	Feb. 1909	* WILSON, FREDERICK	City Engineer's Department, 63, Queen's Square, Bristol.
3445	A. Oct. 1898 F. Oct. 1899	* WILSON, FREDERICK ROBERT ..	41, Streathbourne Road, Balham, S.W.
3488	Feb. 1899	WILSON, JAMES, C.A.	135, Wellington Street, Glasgow.
3141	A. Oct. 1896 F. Jan. 1899	* WILSON, LAWRENCE RICHARD ..	Bank of England Chambers, Tib Lane Manchester.
1449	A. Jan. 1888 F. Feb. 1904	* WILSON WILLIAM EDWARD ..	Land Valuation Office, 78, King Street Manchester.
1962	Jan. 1891	WILSON WILLIAM HENRY ..	5, New Brown Street, Manchester.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1906 F. July 1912 Jan. 1891	*WINDER, FRANCIS ARNOLD .. WINTERTON, HARRY JOHN CAM- PION WINTERTON, WILLIAM MOXON ..	Corn Exchange Chambers, Sheffield. St. Mary's Chambers, Lichfield, Stafford- shire. 30, High Street, Burton-on-Trent, Staf- fordshire.
Nov. 1891	WISE, CHARLES DACRES	
A. Oct. 1899 F. Oct. 1911	*WITHAM, JAMES BERNARD	Derwent Lodge, Ashton Lane, Ashton- on-Mersey, Cheshire.
Nov. 1891	WOLLEY, THOMAS JOHN	Clungunford Estate Office, Aston-on- Clun, Salop.
A. Oct. 1898 F. Jan. 1906	*WONTNER-SMITH, PERCY	Valuers' Office, 29, Romford Road, Stratford, E.
A. Nov. 1890 F. May 1891	*WOOD, CHARLES BRUCE	3, Gressenhall Road, Wandsworth, S.W.
A. Oct. 1906 F. Mar. 1909	*WOOD, DOUGLAS, A.R.I.B.A.	Orchard Cottage, Coombe Lane, Kingston Hill, Surrey, and 27, Sackville Street, Piccadilly, W.
A. Oct. 1904 F. Apr. 1913	*WOOD, HAROLD	4, South St. Mary's Gate, Grimsby, Lincs.
Oct. 1912	WOOD, HUGH REGINALD	6, Ely Place, Dublin.
Mar. 1888	WOOD, JOHN DANIEL	6, Mount Street, W.
A. Feb. 1898 F. May 1905	*WOOD, JOHN EDWARD	58, Nightingale Lane, Clapham Common, S.W.
A. Oct. 1894 F. Apr. 1901	*†§ WOOD, LESLIE STUART	East Grinstead, Sussex.
Nov. 1890	WOODBIDGE, STEPHEN, JUN. ..	Brent House, Brentford.
A. Oct. 1910 F. Nov. 1914	*WOODCOCK, RICHARD STANLEY	50, Christchurch Street, Ipswich.
Oct. 1905	*WOODCOCK, ROBERT FRANK ..	Wykeham, Basingstoke, Hants.
A. Oct. 1898 F. Apr. 1901	*WOOD-MARTIN, HENRY ROGER BROMHEAD	Cleveragh, Sligo.
A. Nov. 1892 F. Sep. 1895	*WOODS, ARTHUR GEORGE	Orchard House, Hounslow, Middlesex.
May 1891	WOODS, THOMAS	4 and 5, Church Parade, Hounslow, Mid- dlesex.
A. Jan. 1882 F. Apr. 1890	WOODWARD, WM., F.R.I.B.A. ..	13, Southampton Street, Strand, W.C.
A. Oct. 1897 F. Oct. 1898	*WOOF, ROBERT STEPHENSON ..	Lowther, Penrith.
Mar. 1891	WOOLLEY, JOHN TURTON	Spursholt, Romsey, Hampshire, and The Castle Auction Mart, Salisbury.
A. Oct. 1909 F. June 1914	*WOOLLEY, MAURICE THEODORE	Rectory Place, Loughborough.
Feb. 1881	WOOLLEY, REGINALD SMITH ..	Silver Street, Lincoln, and South Collingham, Newark, Notts.
A. Oct. 1909 F. June 1915	*WOOLLEY, RICHARD MELSOME ..	Salisbury.
Oct. 1909	*WORRALL, ERNEST	Stretford Council Offices, Old Trafford, Lancashire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
680	A. Dec. 1881 F. Jan. 1887	WREATHALL, ROBERT T. . . .	The Vestry Hall, St. Martin's Place Trafalgar Square, W.C., and Manc House, Greenhill, Harrow, Middlesex
6429	A. Oct. 1911 F. Oct. 1913	*WRENNALL, WALTER	Surveyor's Department, City Hall, Cape Town, S.A.
2441	Nov. 1891	WRENNALL, WILLIAM	9, Harrington Street, Liverpool.
2442	Nov. 1891	WRIGHT, CHARLES WILLIAM, M.A. (<i>Cantab.</i>)	21, Parkinson Street, Nottingham.
4574	A. Oct. 1904 F. June 1912	*WRIGHT, ERNEST HARRY	6, Thomas Street, Woolwich, Kent.
4324	Oct. 1904	WRIGHT, GEORGE JOHN, MAJOR	Royal Engineer Office, Town Barracks Exeter.
4889	Oct. 1906	*WRIGHT, HERBERT ALFRED	35, Pentonville Road, N.
5063	A. Oct. 1906 F. Nov. 1908	*WRIGHT, ISAAC THOMAS	61, West Bank Road, Devonshire Par Birkenhead.
3923	A. Oct. 1901 F. May 1910	*WRIGHT, WALTER BRERETON	6, Glisson Road, Cambridge.
292	Dec. 1872	WRIGHT, WILLIAM EDWARD	King's Lynn, Norfolk.
5316	A. Oct. 1907 F. Nov. 1913	*WRIGHT, WILLIAM NEWCOME	45, Finsbury Square, E.C.
1749	Feb. 1890	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
2726	A. Oct. 1894 F. Dec. 1902	*WYATT, ARCHIBALD	East Lodge, Fareham, Hants.
3448	A. Oct. 1898 F. July 1901	*WYATT, HERBERT GUY BUCKELL	North Lodge, Chichester, Sussex.
722	Jan. 1882	WYATT, OLIVER NEWMAN	East Street, Chichester, Sussex.
2620	A. Oct. 1893 F. Nov. 1895	*WYLES, JOHN WALTER	Clevedon, The Drive, Snaresbroo Essex.
3924	A. Oct. 1901 F. Nov. 1912	*WYLEY, HENRY CHARLES	Newmarket Buildings. Bridgnorth Salop.
1120	Mar. 1884	WYLEY, HENRY JAMES	Bridgnorth, Shropshire.
7014	Oct. 1913	*YALE, GEORGE FREDERICK CUNNINGHAM	Estate Office, Pwllheli, N. Wales.
5064	Oct. 1906 June 1911	*YEATMAN-BIGGS, WILLIAM HUYSHÉ	Shaw House, Tarporley, Cheshire.
2445	Nov. 1891	YORK, HENRY	East Barnet Valley Urban District Cou cil, Station Road, New Barnet, Herts
599	A. Jan. 1881 F. Jan. 1891	YOUNG, ANDREW (<i>Vice- President</i>)	59, Lincoln's Inn Fields, W.C.
4100	A. Oct. 1903 F. Apr. 1911	*YOUNG, CHARLES ALEXANDER	51, Coleman Street, E.C.
4575	A. Oct. 1904 F. Apr. 1913	*YOUNG, CHARLES EDWARD	East Street, Barking, Essex.
1830	May 1890	YOUNG, DOUGLAS	51, Coleman Street, E.C.
2921	Sep. 1895	YOUNG, GEORGE LAWRENCE	Randalstown, Co. Antrim.

Date of Election and of Transfer	FELLOWS.	Address.
Feb. 1908	YOUNG, HENRY STEPHEN MATTHEWS	Heathfield, Irvine, Ayrshire.
A. Oct. 1902	*YOUNG, HERBERT OSWALD ..	12, St. John's Lane, Liverpool.
F. Oct. 1910	*YOUNG, KENNETH JAMES ..	1, Imperial Buildings, Croydon, Surrey.
A. Oct. 1900	YOUNG, MORGAN HENRY ..	17, Southampton St., Bloomsbury Square, W.C.
F. Oct. 1914	YOUNG, MORGAN HENRY ..	17, Southampton St., Bloomsbury Square, W.C.
A. Dec. 1878	YOUNG, MORGAN HENRY ..	17, Southampton St., Bloomsbury Square, W.C.
F. Feb. 1891	YOUNG, MORGAN HENRY ..	17, Southampton St., Bloomsbury Square, W.C.
Nov. 1891	YOUNG, OSWALD WILLIAM ..	Mersey Docks and Harbour Board, Liverpool.
Nov. 1891	YOUNG, THOMAS	6, Warwick Court, Gray's Inn, W.C.
A. Oct. 1897	*YOUNG, THOMAS JOHN ..	The Agricultural College, Holmes Chapel, Cheshire.
F. Feb. 1900	YOUNG, THOMAS JOHN ..	The Agricultural College, Holmes Chapel, Cheshire.
Feb. 1899	YUILLE, ROBERT	70, South Portland Street, Glasgow.

Total Number of Fellows, 2043.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to the Class of Fellows, are distinguished thus ¶

The names of those Professional Associates who have gained prizes at the Institution Examinations are distinguished thus §

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4350	Oct. 1904	*¶ ABBOTT, ALEXANDER HENRY ..	2, Boscombe Chambers, Boscombe Bournemouth, Hants.
4390	Oct. 1906	* ABBOTT, ARTHUR JOE.. .. .	The Retreat, Oakhurst Avenue, New Barnet, Herts.
7015	Oct. 1913	* ABBOTT, CLAUDE.. .. .	Whitley House, Norton, Malton, Yorks
6497	Oct. 1912	* ADAM, WALTER	
2648	Oct. 1894	* ADAMS, GERALD JAMES FRED- ERICK	Kitsilano, Court Farm Road, Mottingham, Kent.
2929	Oct. 1895	* ADAMS, HERBERT	38, Sloane Street, Belgravia, S.W.
4351	Oct. 1904	*¶ ADAMS, HUBERT ARTHUR.. ..	Bishop's Croft Cottage, The Mount, Guildford, Surrey.
7016	Oct. 1913	* ADDEY, FREDERICK ARNOLD ..	28, Penywern Road, Earl's Court, S.W.
6152	Oct. 1911	* ADDIE, ALAN LESLIE FORRESTER	Valuation Office, Windsor Place, Shrewsbury.
7017	Oct. 1913	* ADDIE, ROBERT	9, Devanha Gardens, Aberdeen.
5857	Oct. 1910	* AGATE, HARRY BERTRAND ..	Fernfield, Ellesmere Park, Eccles, Lancashire.
6153	Oct. 1911	* AINLEY, ERIC EDWIN	Martin Bank, Huddersfield.
6498	Oct. 1912	*¶ AITCHISON, JAMES GRAY	Victoria Cottage, Woodside Place Shettleston, Glasgow.
5458	Oct. 1910	*¶ AITON, ROBERT SCOTT	The Cottage, Lennel, Coldstream, Berwick.
5385	Oct. 1908	*¶ ALDERSON, CHARLES HENRY ..	c/o Holbeche and Alderson, Amersham Bucks.
7018	Oct. 1913	*¶ ALEXANDER, THOMAS MACKELVIE	12, St. John's Lane, Liverpool.
6499	Oct. 1912	* ALGAR, STANLEY.. .. .	24, New North Road, Exeter.
7525	Oct. 1914	*¶ ALLEN, AUBREY JAMES	The Shantie, Evercreech, S.O., Somerset
4352	Oct. 1904	*¶ ALLEN, HAROLD COLIN	116, St. Stephen's House, Westminster S.W.
2564	Oct. 1893	* ALLEN, JOHN PARNELL	23, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
5099	Oct. 1907	* ALLEN, NEWSTEAD ADAMS.. ..	926, de St. Valier Street, Montreal.
4616	Oct. 1905	* ALLEN, OLIVER WYLIE	8, Frederick's Place, Old Jewry, E.C.
7019	Oct. 1913	* ALLISON, WILLIAM	78, Bramfield Road, Wandsworth Common, S.W.
7020	Oct. 1913	* ALMOND, WILLIAM JOHN	6, Albion Street, Hull, Yorkshire.
3339	Oct. 1898	*¶ ALLPRESS, HORACE EDWARD ..	35, Perrymead Street, Eel Brook Common, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1910	*ALVES, HAROLD NORMAN	21, Norbries Road, Glastonbury, Somerset.
Oct. 1902	*[AMIES, HERBERT CHRISTOPHER ..	22, Bexley Road, Belvedere, Kent.
Oct. 1907	*[AMOORE, HENRY JAMES	Assistant Engineer, Public Works Department, Lurjapur, United Provinces, India.
Oct. 1912	*ANDERSON, HUGH OUBRIDGE ..	15, Beach Terrace, Newbiggin-by-the-Sea, Northumberland.
Oct. 1913	*[ANDERSON, ROBERT GRAHAM ..	The Barton, Cirencester, Glos.
Oct. 1905	*[ANDREW, ROBERT CHARLES, N.D.A., B SC.AGRIC (Lond.) ..	13, Eaton Road, Birkenhead, Cheshire.
Oct. 1898	*ANDREWS, ARTHUR GEORGE, LIC. R.I.B.A.	Borough Surveyor's Office, Town Hall, Colchester, Essex.
Oct. 1908	*[ANDREWS, PERCY CHARLES ..	Trenance, Sheen Lane, East Sheen, S.W.
Oct. 1904	*ANDREWS, RONALD SEYMOUR ..	143, Bow Road, E.
Oct. 1896	*ANDREWS, STEPHEN HAMPTON ..	28, Limesford Road, Waverley Park, S.E.
Oct. 1913	*ANDREWS, WILLIAM CHARLES ..	20, Oxford Street, East Dulwich, S.E.
Oct. 1911	*ANDREWS, WILLIAM FREDERICK	c/o Mrs. Chambers, 625, Furby Street, Winnipeg, Manitoba.
Oct. 1912	*ANNAKIN, ARTHUR BERTIE ..	Cave Holme, West Royd Crescent, Halifax, Yorks.
Oct. 1910	*ANNETT, ERNEST TAYLOR ..	32, Malvern Road, Gillingham, Kent.
Feb. 1913	*ANNS, FRANK	3, Clyde Road, Croydon, Surrey.
Oct. 1913	*ANSELL, DOUGLAS GEORGE ..	Isenhurst, Hayward's Heath, Sussex.
Oct. 1906	*ANSTEAD, SYDNEY HERBERT ..	9, Eastern Road, Romford, Essex.
Oct. 1897	*[APPLEBY, FRANK SEFTON ..	44, Ash Grove, Wavertree, Liverpool.
Oct. 1911	*APPLETON, EDWARD	21, Blenheim Park Road, South Croydon, Surrey.
Oct. 1906	*ARCHER, HAROLD DE BYRLAY ..	Ridgeway, near Sheffield.
Oct. 1913	*[ARCHER, HARRY BARTON ..	The Cottage, Belvedere Road, Coventry.
Oct. 1911	*ARCHER, HERBERT HUMBLEY ..	6 and 7, Promenade, Southport, Lancs.
Oct. 1912	*[ARMOUR, ANDREW LAMONT, B.SC.	54, Bewick Road, Gateshead, Durham.
Oct. 1908	*[ARMSTRONG, CLIVE HEATH ..	Willow Grange, Watford, Herts.
Oct. 1899	*ARMSTRONG, JOHN WM. WILSON	Gannaway Gate, Claverdon, Warwickshire.
Feb. 1900	*ARNOLD, ALAN	Westgate Chambers, Winchester.
Oct. 1909	*ARNOLD, ARNOLD KEITH ..	5, Sloane Square, S.W.
Oct. 1900	*ARNOLD, HARRY HAGON ..	Victoria Chambers, Bank Plain, Norwich.
Oct. 1912	*ARNOLD, OLIVER VAUGHTON ..	The Red House, Four Oaks, Sutton Coldfield, Warwick.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5101	Oct. 1907	*¶ARNOLD, WILLIAM RICHARD ..	Cheriton, Vicarage Road, Morriston, S.O., Glamorganshire.
7025	Oct. 1913	*ARNOLD-FORSTER, JOHN ANTHONY	Hurn Bridge House, Christchurch Hants.
5863	Oct. 1910	*¶ARTHUR, HENRY EDWARD.. ..	65, High Street, Shadwell, E.
7026	Oct. 1913	*ARTHUR, THOMAS BEVAN	54, King Street, Carmarthen.
5864	Oct. 1910	*ASH, FRANCIS EDWARD	11, Ashfield, Chard, Somerset.
4354	Oct. 1904	*¶ASH, HORACE JAMES, A.R.I.B.A. ..	12, Market Place, Nuneaton, Warwickshire.
4355	Oct. 1904	*¶ASHBRIDGE, PRENTICE MOORE ..	Southweald, Grove Park, Wanstead, E.
7027	Oct. 1913	*ASHENDEN, HAROLD CAMPBELL..	Ventnor House, London Road, Canterbury.
6504	Oct. 1912	*ASHFORD, HARRY ALBERT.. ..	Daneswood, 46, Alma Road, Southampton.
6505	Oct. 1912	*ASHLEY, REGINALD WALKER	13, Bishop Street, Coventry, Warwick.
5339	Oct. 1908	*§ASHTON, ARTHUR	c/o Small and Ashton, Ross, Herefordshire.
6506	Oct. 1912	*ASHWORTH, TOM SPENCER.. ..	Dumers Lane, Radcliffe, Manchester.
5102	Oct. 1907	*¶ASPELL, FRED HEWLINGS	32, Halford Street, Leicester.
5616	Oct. 1909	*¶ATAK, GEORGE ALBERT SEVERNE	Valuer's Office, Richmond Chambers, Blackburn, Lancashire.
5865	Oct. 1910	*ATKIN-BERRY, HERBERT COURTENAY	c/o Messrs. Russell and Berry, Kuala Lumpur, Federated Malay States.
4895	Oct. 1906	*ATKINSON, CHARLES CHRISTOPHER	Glebe House, Staveley, Knaresborough, Yorkshire.
5866	Oct. 1910	*¶ATKINSON, CLIFFORD GARNETT..	Surveyor's Office, Bisley Lodge, West Byfleet, Surrey.
6507	Oct. 1912	*ATKINSON, FRANCIS CHARLES..	Woburn Experimental Farm, Aspley Guise, S.O., Beds.
5103	Oct. 1907	*¶ATTENBOROUGH, GEORGE	550, Moseley Road, Birmingham.
3343	Oct. 1898	*¶ATTLEE, EDWARD GUY	Green Lane, Burbage, Buxton, Derbyshire.
5617	Oct. 1909	*¶AYLIFFE, WALTER SYDNEY	"The Shrubberies," Woodside Green, South Norwood, S.E.
5618	Oct. 1909	*AYLMER, GUY	Risby Manor, Bury St. Edmunds, Suffolk.
4356	Oct. 1904	*AYNSLEY, DOUGLAS FARRER ..	20, Wolveleigh Terrace, Gosforth, Newcastle-on-Tyne.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1907	*†BACON, FRANK	Sydenham Lodge, Tavistock Road, South Woodford, Essex.
Oct. 1906	*BAGNALL, EDWARD GEORGE ..	92, High Street, Notting Hill, W.
Oct. 1913	*BAILEY, ALFRED CECIL	Clearbury, Oxford Road, Basford Park, Stoke-on-Trent.
Oct. 1909	*BAILEY, ALFRED HORACE	15A, Old Elvet, Durham.
Oct. 1912	*BAINES, NOEL	Highlands, Foxley Lane, Purley, Surrey.
Oct. 1907	*§ BAINES, WILLIAM HENRY	Division Engineer's Office, Hudson and Manhattan Railroad Co., 17, Railroad Avenue, Jersey City, New Jersey, U.S.A.
Oct. 1913	*BAIRD, FRANK ERNEST	10, Apsley Road, Great Yarmouth.
Oct. 1913	*BAKER, ALFRED BARNET	School House, Minsterley, Shropshire.
Oct. 1910	*BAKER, ALFRED JAMES	5, Mount Street, W.
Oct. 1912	*BAKER, ERNEST SAMUEL	Ardilaun, Bray Road, Guildford.
Oct. 1904	*BAKER, FRANK LESLIE	c/o Government Survey Offices, Colombo, Ceylon.
Oct. 1911	*BAKER, HAROLD	The Dell, Serpentine Road, Selly Hill, Birmingham.
Oct. 1909	*BAKER, HENRY GEORGE	20, Lansdowne Road, Aldershot, Hampshire.
Oct. 1909	*BAKER, HENRY THOMAS GEORGE	18, Stanley Villas, Wallington, Surrey.
Oct. 1906	*BALCOMB, CECIL AUGUSTUS ..	278, Christchurch Road, Bournemouth.
Oct. 1908	*Balden, JOHN WHITELEY	Lowfield, Woodkirk, Dewsbury, Yorkshire.
Oct. 1912	*BALDING, CECIL	8, Church Street, Greenwich, S.E.
Oct. 1907	*BALDWIN, AUSTIN PROVOST ..	c/o Messrs. Holloway Price and Co., Market Harborough, Leicestershire.
Oct. 1901	*Baldwin-Wiseman, WILLIAM RALPH, M.Sc., F.G.S., A.M.I.C.E.	162, Winchester Road, Southampton.
Oct. 1912	*BALL, ERNEST WRIGHT, A.M.I.C.E.	25, Part Street, Southport, Lancs.
Oct. 1908	*BALL, FRANCIS LEOPOLD	Whittington Chambers, King's Road, Southsea, Hampshire.
Oct. 1906	*BALLANTINE, WILLIAM ARCHIBALD	Glasgow Road House, St. Ninians, Stirling.
Oct. 1912	*BALLANTYNE, JAMES ROGERSON	2, Montgomerie Terrace, Mount Florida, Glasgow.
Oct. 1905	*BALLARD, WILLIAM EDGAR, A.M.I.C.E.	Estville, Southam Road, Hall Green, Birmingham.
Oct. 1913	*BALLENTINE, DAVID	Hoddam Estate Office, Ecclefechan, Dumfriesshire.
Oct. 1913	*BALLS, JAMES MAYHEW	Braintree, Essex.

† Special Sanitary Science Diploma.

|| Sessional Papers Gold Medal.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4358	Oct. 1904	*BALSTER, STEPHEN	32, Aldersey Gardens, Barking, Essex.
7034	Oct. 1913	*BANCE, FREDERICK ERNEST VICTOR	134, Meadvale Road, Ealing, W.
6108	Oct. 1907	*BANHAM, EDWARD LONGLEY ..	Hawthorn Cottage, Amersham Hill, High Wycombe, Bucks.
3641	Oct. 1900	*BANKS, EDWARD JOHN STANLEY	163, Cricklewood Broadway, N.W.
5869	Oct. 1910	*BANTON, LUTHER GEORGE ..	54, Iona Road, Glasnevin, Dublin.
4359	Oct. 1904	*BARBER, HARRY JOHN	35, Woodstock Avenue, Golders Green, N.W.
3955	Oct. 1902	*BARCLAY, ROBERT HERMAN ..	20, Hanover Square, W.
6158	Oct. 1911	*BARKAS, PALLISTER	118, St. George's Terrace, Newcastle-on-Tyne.
7035	Oct. 1913	*BARKER, HENRY ROTHERHAM..	15, Bensham Manor Road, Thornton Heath, Surrey.
3788	Oct. 1901	*BARKER, HERBERT GRAHAM ..	18, Arterberry Road, Wimbledon, S.W.
6159	Oct. 1911	*BARKER, HOWARD WILLIAM ..	Special Engineer's Office, Napier Park, Madras.
7036	Oct. 1913	*BARLOW, JAMES	Earl of Derby's Estate Office, Bury, Lancashire.
4901	Oct. 1906	*BARNARD, DENNIS CHRISTOPHER	Brantwood, The Avenue, Clifton, York.
4360	Oct. 1904	*BARNHAM, GEORGE WILLIAM ..	Griston, Watton, Norfolk.
1247	Jan. 1885	*BARRATT, HARRY	Hill View, Corser Street, Stourbridge, Worcestershire.
6160	Oct. 1911	*BARRETT, ALLAN	9, Roundhay Mount, Leeds.
5395	Oct. 1908	*BARRETT, THOMAS NORMAN ..	Beech Mount, Ellesmere Park, Eccles, Lancashire.
7037	Oct. 1913	*BARRON, SIDNEY NORMAN..	14, Castlepark Road, Sandycove, Co. Dublin.
6514	Oct. 1912	*BARRY, ARTHUR THOMAS ..	33, Bickerton Road, Upper Holloway, I.
4361	Oct. 1904	*BARTHOLOMEW, CHARLES FREDERICK	55, Hanover Road, Plumstead, S.E.
6161	Oct. 1911	*BARTLETT, HERBERT GATES ..	39, East Dean Road, Eastbourne, Sussex.
4902	Oct. 1906	*BARTLETT, ROBERT DUDLEY ..	Clock House, Ordell Road, Bow, E.
7038	Oct. 1913	*BARTON, JOHN SEDDON ..	The Old Rectory, Chester.
7039	Oct. 1913	*BARTRAM, RONALD	Fern Lea, Kelross Road, Highbury, N.
3956	Oct. 1902	*BASTABLE, JOHN DANIEL ..	24, River Street, Carlisle.
4130	Oct. 1903	*BATEMAN, FRANK GRAHAM ..	The Manor, Burton-on-Trent, Staffs.
4903	Oct. 1906	*BATES, ARTHUR ROGER ALBERT	Surveyor's Department, Great Northern Railway, King's Cross, N.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1904	*BATES, OSCAR GEORGE	Montague House, Montague Road, Croydon.
Oct. 1910	*BATES, PERCY	354, London Road, Thornton Heath, Surrey.
Oct. 1913	*BATES, STACY JAMES	4, Prittlewell Square, Southend-on-Sea, Essex.
Oct. 1912	*BATH, CECIL ALAN	c/o Messrs. Buckland & Sons, 118, High Street, Slough, Bucks.
Oct. 1912	*BATHURST, FRANK VICTOR ..	29, Manor Road, Blackburn, Lancs.
Oct. 1903	*BATSTONE, WALTER WATERFIELD	110, Cannon Street, E.C.
Oct. 1913	*BATTING, MERLIN FRANCIS JOSEPH	Wootton Manor, Henley-on-Thames, Oxon.
Oct. 1907	*BATZER, ALBERT EDWARD ..	Carbis, Devon Road, Cheam, Surrey.
Oct. 1906	*BAX, WILLIAM MOLYNEUX ..	"Elmhurst," Rosenthal Road, Catford, S.E.
Oct. 1908	*BAXTER, ARTHUR SUNDERLAND ..	9, Morella Road, Wandsworth Common, S.W.
Oct. 1908	*BAXTER, GEORGE COULSON ..	1, Frederick's Place, Old Jewry, E.C.
Oct. 1906	*BAYDEN, EDWARD	74, Dunvegan Gardens, Eltham, Kent.
Oct. 1905	*BAYES, JOHN GEORGE	District Valuer's Office, High Wycombe, Bucks.
Oct. 1899	*BAYLIS, ALFRED WILLIAM ..	39, Newhall Street, Birmingham.
Oct. 1912	*BAYNES, RONALD CHRISTOPHER	27, Lowndes Square, S.W.
Feb. 1906	*BAYNHAM, EDMUND CHRISTOPHER	7, Little College Street, Westminster Abbey, S.W.
Oct. 1896	*BEACH, ARCHIBALD WILLIAM HICKS, MAJOR	Eathorpe Hall, Leamington, Warwickshire.
Oct. 1911	*BEAL, JOSEPH KYLE	46, Frenchgate, Richmond, Yorks.
Oct. 1909	*BEALE, DONALD OLAF CHRISTOPHER	Uckfield, Sussex.
Oct. 1909	*B EARN, ARTHUR FREDERICK ..	Cedar Lawn, Wellingborough, Northamptonshire.
Oct. 1912	*BEATTIE, JAMES ALEXANDER ..	1, Palatine Square, Burnley, Lancs.
Oct. 1910	*BEAUMONT, JOHN EDMUND ..	1, Lansdown Road, Dukes Avenue, Muswell Hill, N.
Oct. 1910	*BEAUMONT, RAYMOND PILBEAM	2, Richmond Terrace, Brighton.
Oct. 1903	*BEAVEN, HOWARD CLIFFORD ..	2, Church Passage, High Street, High Barnet, Hertfordshire.
Oct. 1913	*BECK, HERBERT EDGAR, B.A. ..	County Hall, Spring Gardens, S.W.
Oct. 1912	*BECKHAM, ARTHUR ARKELL ..	5, Great College Street, Westminster, S.W.
Oct. 1912	*BEDELLS, HERBERT SYDNEY GRAFTON	Toft Lawn, Hornsey Lane, Highgate, N.
Oct. 1903	*BEDFORD, CHARLES EDGAR ..	10, Wigmore Street, W.
Oct. 1904	*BEDFORD, REGINALD LEWIS JOSHUA	48, Julian Avenue, Acton, W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
7043	Oct. 1913	*BEDINGTON, ALFRED CHRISTOPHER	14, Brecknock Road, Knowle, Bristol.
6163	Oct. 1911	*BEDINGTON, GUY CYRIL	Public Works Department, Seremban, Federated Malay States.
3347	Oct. 1895	*BEDWELL, ERNEST CHARLES	29, Fleet Street, E.C.
7044	Oct. 1913	*BEESTON, PERCIVAL CLEMENT	11, King Edward Road, Romford, Essex.
5400	Oct. 1908	*BEEVER, ROWLAND	24, John William Street, Huddersfield.
5625	Oct. 1909	*BEKEN, REGINALD WALTER	213, Hoe Street, Walthamstow, N.E.
6521	Oct. 1912	*BELCHAM, ALAN SYER	44, Brightwell Avenue, Westcliff-on-Sea, Essex.
6164	Oct. 1911	*BELL, CYRIL ROBERT	The Woodlands, Tilstone, Tarporley, Cheshire.
5874	Oct. 1910	*BELL, FRANCIS ASKEW	Wellow House, Newark.
6950	Feb. 1913	*BELL, FRANCIS RICHARD LOWRY	Burnfoot House, Wigton, Cumberland.
4906	Oct. 1906	*BELL, HARRY CECIL	Shirley Croft, Grantham.
7045	Oct. 1913	*BELL, ROBERT NORMAN	St. Petrocks, Osborne Road, Newcastle-on-Tyne.
5626	Oct. 1909	*BELL, WALLACE ALFRED	54, Bridge Street, Walsall, Staffs.
6165	Oct. 1911	*BELL, WILLIAM JOHN	Hotel Victoria, Milford-on-Sea, Hants.
4366	Oct. 1904	*BELLAMY, HARRY	Threlkeld, Woodlands Drive, Harrogate.
5622	Oct. 1912	*BENHAM, MAURICE VICTOR	12, Beaumont Street, Oxford.
4367	Oct. 1904	*BENJAMIN, ASHLEY FLORIAN	The Chestnuts, Chalfont St. Peter, Buckinghamshire.
7046	Oct. 1913	*BENN, PERCY ARTHUR	Surveyor's Office, Guildhall, Lichfield, Staffs.
5401	Oct. 1908	*BENNETT, ARTHUR JOHN	1, Montpelier Terrace, Swansea, Glamorganshire.
6166	Oct. 1911	*BENNETT, ARTHUR THOMAS	Slad Farm, Stroud, Gloucestershire.
5876	Oct. 1910	*BENNETT, FRANK WILLIAM	8, Rosehill Road, Swansea.
5823	Feb. 1910	*BENNETT, MAURICE CHRISTMAS	39, Blagrove Street, Reading.
5402	Oct. 1908	*BENNETT, STEPHEN AUGUSTUS, A.M.I.C.E.	Deputy County Surveyor, Newport, Monmouth.
5877	Oct. 1910	*BENNETT, SYDNEY	Elmhurst, Gloucester Road, Kingston Hill, Surrey.
6167	Oct. 1911	*BENNETT, WILLIAM THOMAS	13, Grantham Road, Stockwell, S.W.
5110	Oct. 1907	*BENSON, RALPH FRANCIS	c/o Chief Surveyor, Land Titles Office, Regina, Sask., Canada.
7047	Oct. 1913	*BENTLEY, JOHN	Waltham, Wood Lane, Timperley, Cheshire.
3791	Oct. 1901	*BERRY, ALGERNON LAWRENCE	195, Strand, W.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1913	*BERRY, WILLIAM JAMES, N.D.A.	Hilmarton Estate Office, Calne, Wiltshire.
Oct. 1901	*BETTGER, HAROLD ALFRED ..	12, Rutland Park Gardens, Willesden Green, N.W.
Oct. 1908	*BETRIDGE, SIDNEY WOODWARD	Ferney, Warlingham, Surrey.
Feb. 1912	*BEVAN, OSWALD PERCIVAL ..	Express Chambers, Merthyr Tydfil, Glam.
Oct. 1910	*BIVAN, ROLAND STANLEY ..	32, Fitzroy Street, W.
Oct. 1907	*BEVERLEY, ROBERT BERTHOLD	Heath House, near Wakefield, Yorkshire.
Oct. 1906	*BEVINGTON, ERNEST	116, Cranley Gardens, Muswell Hill, N.
Oct. 1898	*BIBBEY, THOMAS	The Estate Office, Birkdale, Lancs.
Oct. 1913	*BICK, PERCY ARTHUR	28, Clovelly Road, Hornsey, N.
Oct. 1897	*BICKFORD, JOSEPH GRANT ..	38, John Street, Bedford Row, W.C.
Oct. 1911	*BICKNELL, JAMES LEDGER ..	8, Montague Gardens, Acton, W.
Oct. 1914	*BIGHAM, ROBERT ALEXANDER .	91, Rosslyn Street, St. Michael's, Liverpool.
Oct. 1910	*BILSON, CHARLES FREDERICK ..	14, Milton Road, Highgate, N.
Oct. 1911	*BINES, THOMAS HARRY	3, Napier Road, Gillingham, Kent.
Oct. 1900	*BINGHAM, WILLIAM RAPER ..	5, Lyndhurst Road, Peckham, S.E.
Oct. 1906	*BINNS, MAURICE ALFRED	Fairburn, St. Augustine's Avenue, South Croydon.
Oct. 1906	*BIRD, AUGUSTUS GORDON	29A, Lincoln's Inn Fields, W.C.
Oct. 1913	*BISCOE, ROBERT STAFFORD ..	Surveyor-General's Office, Kingston, Jamaica, B.W.I.
Oct. 1908	*BISHOP, ERNEST WILLIAM ..	11, Cromwell Avenue, Highgate, N.
Feb. 1907	*BISHOP, HORACE STANLEY CHARLES	Clench House, Pewsey, Wiltshire.
Oct. 1906	*BISLEY, CLAUDE VIVIAN	Redriffe, Avondale Road, Hove, Sussex.
Oct. 1905	*BLABER, MONTAGUE	Hailsham, Sussex.
Oct. 1912	*BLACK, ERNEST	55, Balby Road, Doncaster, Yorks.
Oct. 1913	*BLACKBURN, EDGAR	Acre House, Walmer Road, Birkdale, Lancashire.
Oct. 1904	*BLACKMAN, JOHN WILLIAM BERNARD, M.CAN.SOC.C.E.	City Engineer, City Hall, New Westminster, British Columbia, Canada.
Oct. 1897	*BLACKSHAW, CHARLES	93, Hawthorn Road, Willesden Green, N.W.
Feb. 1912	*BLADEN, LIONEL MACDONALD WELLS	Stone, Staffs.
Oct. 1907	*BLAIR-IMRIE, HEW	Lunan House, Montrose, N.B.
Feb. 1905	*BLAKE, ALFRED EVELEIGH ..	118, High Street, Slough, Bucks.
Oct. 1912	*BLAKE, JOHN PATRICK	St. Ives, Penrhyn Road, Kingston-on-Thames, Surrey.
Oct. 1905	*BLAKE, REGINALD LAPHORNE ..	46, Commercial Road, Portsmouth.
Oct. 1912	*BLANCHARD, LOUIS MATTHEW ..	Borough Surveyors' Department, Town Hall, Luton, Beds.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6951	Feb. 1913	*BLAND, ALFRED TAYLOR	Manor House, Snailwell, Newmarket, Cambs.
6526	Oct. 1912	*BLAND, FREDERICK CHARLES	49, Copthall Gardens, Twickenham, Middlesex.
6527	Oct. 1912	*||BLAND, JOHN COOPER, JUN.	Westwood, Colchester, Essex.
4633	Oct. 1905	*BLENCOWE, SIDNEY	Officina del Ingeniero, Ferro Carril del Sud, Plaza Constitución, Buenos Aires.
4371	Oct. 1904	*BLESSLEY, VICTOR HENRY	Finchley Road Station, L.and N.W.Ry., Hampstead, N.W.
3793	Oct. 1901	*||BLISS, THEODORE STEPHEN	Bedford Office, Tavistock, Devonshire.
4912	Oct. 1906	*||BLOIS, BASIL FREDERIC	Messrs. Owen. Blois & Owen, New-castle, Staffs.
6528	Oct. 1912	*||BLOORE, HARRY GROSVENOR, JUN.	83, Greenfield Road, Harborne, Birmingham.
3958	Oct. 1902	*BLORE, CHARLES GORDON	Idsworth Estate Office, Horndean, Hampshire.
6529	Oct. 1912	*||BLOUNT, FRANCIS	24, Great Winchester Street, E.C.
5407	Oct. 1908	*||BLOW, THOMAS BERTRAM	The Vale, Blackheath, S.E.
3646	Oct. 1900	*BLYTH, HAROLD KING	Works Department, H.M. Dockyard Gibraltar.
7053	Oct. 1913	*BOAST, CHARLES ERIC	Brookside, Normacote, Longton, Staffs.
4373	Oct. 1904	*BODEN, HARROLD CASSWELL	10, Oxford Road, Putney, S.W.
5077	Oct. 1896	*BODEN, MAURICE	133, Finchley Road, N.W.
7472	Feb. 1914	*BOLLAM, MAX	Curragh Grange, The Curragh, Co. Kildare.
5880	Oct. 1910	*||BOLTON, FRANK HOLMES	Inland Revenue, 78, King Street, Manchester.
1159	May 1884	BOND, FREDERICK GEORGE	Old Bank House, Ipswich.
5628	Oct. 1909	*||BOND, GERALD EDWARD	9, Northgate Street, Bury St. Edmund's, Suffolk.
7054	Oct. 1913	*BONE, HUGH	41, Marlborough Road, Falmouth, Cornwall.
6530	Oct. 1912	*||BOOKER, FREDERIC RUSSELL	34, Mapperley Road, Nottingham.
7055	Oct. 1913	*BOON, ERNEST GEORGE FREDERICK	22, Kingston, Yeovil, Somerset.
2936	Oct. 1895	*BOORD, WALTER BERTRAM	Bewerley, Pateley Bridge, Yorkshire.
6531	Oct. 1912	*||BOOT, FRANK EDGCUMBE	5, Stuart Avenue, Hunt's Cross, Woolton, near Liverpool.
3512	Oct. 1899	*||BOOTH, ERNEST WITTON, A.M.I.C.E.	8, Cranley Gardens, Wallington, Surrey.
5881	Oct. 1910	*||BOOTH, HERBERT	District Valuer's Office, Commercial Street, Halifax.
7056	Oct. 1913	*||BOOTH, HOWARD EDWIN	Land Valuation Offices, Brecon, Wales.
6532	Oct. 1912	*||BORLAND, JOHN CAMPBELL	Renfield Kirn, Argyllshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1896	*BOSHER, VICTOR EVANS	Aldine House, Bedford Street, W.C.
Oct. 1913	*BOSTON, WILLIAM THOMAS	2, Marian Villas, Oldchurch Road, Romford, Essex.
Oct. 1906	*BOTT, WILLIAM ALFRED	60, Newcastle Street, Burslem, Staffs.
Oct. 1912	*BOTTOMLEY, BENJAMIN GREEN	20, Edna Street, Crumpsall, Manchester.
Oct. 1902	*BOULTON, CHARLES VALENTINE	14, Deauville Mansions, Clapham Park, S.W.
Oct. 1911	*BOURDAS, ARTHUR FREDERICK	3, Nightingale Lane, Clapham Common, S.W.
Oct. 1913	*BOURNE, HARRY GORDON	97, City Road, Edgbaston, Birmingham.
Oct. 1910	*BOUSTRED, HENRY NORMAN	Friern Barnet Road, N., and 122, London Wall, E.C.
Oct. 1911	*BOUSTRED, HUBERT WILLIAM	Friern Barnet Road, N., and 122, London Wall, E.C.
May 1891	*BOWDEN, ERNEST NEWTON	14, Ridgfield, Manchester.
Oct. 1909	*BOWER, THOMAS HAWKESLEY	18, Deauville Road, Clapham Park, S.W.
Oct. 1914	*BOWES, ALFRED STANLEY	North Holme, Whitburn, Sunderland, Durham.
Oct. 1913	*BOWES, ARTHUR ALKER	West Nook, Sandy Grove, Pendleton, near Manchester.
Oct. 1907	*BOWES, CHARLES	16, Valley Bridge Parade, Scarborough, Yorks.
Oct. 1905	*BOWES, OSBORNE JOHNSTONE	Messrs. J. P. Allen and Partners, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
Oct. 1913	*BOWIE, ALEXANDER, JUN.	4, Glebe Avenue, Kilmarnock, Ayrshire.
Oct. 1913	*BOWKER, ARTHUR	125, Sinclair Road, West Kensington, W.
Oct. 1912	*BOWKER, HAROLD WALTER	Surveyor General's Office, Kingston, Jamaica.
Oct. 1913	*BOWLING, PETER JAMES	60, West Stockwell Street, Colchester.
Oct. 1911	*BOWMAN, JOHN EDWARD	2, St. Helen's Road, Dorchester.
Oct. 1910	*BOWTELL, WILLIAM EDGAR	Valuer's Department, Inland Revenue, 78, King Street, Manchester.
Oct. 1912	*BOX, STEPHEN THOMAS	Fort Clarence, Rochester, Kent.
Oct. 1913	*BOYDELL, FRANK LOUIS	Pennington Villas, Leigh, Lancs.
Oct. 1913	*BOYNE, WILLIAM	Brummel Brae, Banff.
Oct. 1906	*BRADFORD, DANIEL	9, Carlton Chambers, 12, Regent Street, S.W.
Oct. 1890	*BRADLEY, CECIL GUSTAV	Borough Surveyor's Office, Bridlington, Yorkshire.
Oct. 1896	*BRADSHAW, ARTHUR STANLEY, A.M.I.C.E.	Superintendent Engineer, Protectorate Road Department, Sierra Leone, West Africa.
Oct. 1902	*BRADSHAW, HAROLD CLAUD	The Angles, Agates Lane, Ashted, Surrey.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5630	Oct. 1909	*BRADSHAW, HENRY HERBERT ..	Borough Surveyor's Office, Town Hall, Rochdale, Lancashire.
6586	Oct. 1912	*BRAMELD, HENRY CRESWICK WILSON	Valuer's Department, Inland Revenue, Sheffield.
6174	Oct. 1911	*§ BRAND, JAMES DOUGLAS	Westburn, Drumchapel, Glasgow.
5116	Oct. 1907	*BRASSEY, ROBERT EGERTON ..	Estate Office, Merton, Watton, Norfolk.
5409	Oct. 1908	*BRAY, EDWIN	Town Street, Stanningley, Leeds.
4579	Feb. 1905	*¶ BRAY, JOCELYN	Southend, Ockham, Surrey.
4857	Feb. 1906	*¶ BRAY, JOHN SANDERS.. ..	Ogbear Estate Office, Holsworthy, N. Devon.
4376	Oct. 1904	*BREBNER, ROBERT FREDERICK..	Glasserton Estate Office, Isle of Wight, Wightownshire.
6537	Oct. 1912	*¶ BRETON, BERTRAM WALTER FREDERICK	42, St. James' Road, Brixton, S.W.
4917	Oct. 1906	*BRETTELL, CHARLES BANDON ..	Hampden Club, Phoenix Street, N.W.
7065	Oct. 1913	*¶ BREWER, GERARD LEO	San Toy, Westbury Road, Woodside Park, N.
6175	Oct. 1911	*¶ BREWERTON, FRANK ASQUITH ..	2, Woodlands, Whalley Road, Whalley Range, Manchester.
5884	Oct. 1910	*¶† BRIANT, BERNARD	200, Kennington Park Road, S.E.
7066	Oct. 1913	*BRIDGER, ALEXANDER GUILLAN	85, Mora Road, Cricklewood, N.W.
4918	Oct. 1906	*¶ BRIDGER, ARTHUR EDWARD ..	Greywell, Winchfield, Hampshire.
1663	Dec. 1889	*BRIDGFORD, LEO APPLETON ..	65, King Street, Manchester.
5885	Oct. 1910	*¶ BRIGDEN, WILLIAM ERNEST ..	4A, Frederick's Place, Old Jewry, E.C.
5117	Oct. 1907	*BRIGGS, ALFRED DENBIGH.. ..	3, Warwick House Street, Cockspur Street, S.W.
1374	Feb. 1887	*BRIGGS, JOHN	36, Tooting Bec Gardens, Streatham, S.W.
5411	Oct. 1908	*§ BRIGHT, TOM SPENCER	6, Varley Terrace, Liskeard, Cornwall.
5631	Oct. 1909	*¶ BRIGHTEN, CLAUDE WILLIAM ..	Headquarters, York.
7067	Oct. 1913	*BRISSENDEN, CHARLES COOPER	Butts, Cousley Wood, Wadhurst, Sussex.
4919	Oct. 1906	*BRISTOW, BENJAMIN FRANKLAND	19, Brierfield Avenue, Church End, Finchley, N.
7068	Oct. 1913	*BRITAIN, FRANK	11, Park Road, Chiswick, W.
6538	Oct. 1912	*BROAD, FREDERIC ARTHUR ..	2, Oxford Road, Bournemouth, Hants.
4920	Oct. 1906	*BROAD, GORDON LESLIE	Polygon Barracks, Abbassia, Cairo.
3965	Oct. 1902	*¶ BROAD, SYDNEY LOWTHER ..	83, Meadvale Road, Ealing, W.
6539	Oct. 1912	*BROADHEAD, CHARLES ALFRED	7, Bernard Street, Uplands, Swansea.
6952	Feb. 1913	*¶ BROCKLEHURST, RICHARD GREAVES	Kitchermans, Lytchett Minster, near Poole, Dorset.
7069	Oct. 1913	*BRODIE, MATTHEW SCOTT.. ..	39, Wellmeadow, Paisley, Renfrew.
4858	Feb. 1906	*¶ BROMLEY, ALAN	Borough Surveyor, Godalming, Surrey.
6540	Oct. 1912	*¶ BROMLEY, HERBERT JOHN.. ..	57, Terminus Road, Eastbourne, Sussex.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Feb. 1905	*BROMLEY, ROBERT CECIL	Homeleigh, Longlands Road, Sidcup, Kent.
Oct. 1899	*BROOKER, FREDERICK GEORGE ..	The Corner House, Sevenoaks, Kent.
Oct. 1899	*BROOKS, WILLIAM NATHANIEL ..	Collingham, Newark-on-Trent.
Jan. 1884	BROWN, ALEXANDER	Home Farm, Hothfield, Ashford, Kent.
Oct. 1913	*BROWN, ALEXANDER	Heathery Knowe, Glasgow Road, Wishaw, Lanarkshire.
Oct. 1912	*BROWN, ALFRED WILLOUGHBY HOPE	22, Finsbury Square, E.C.
Feb. 1899	*BROWN, ARTHUR FREDERICK ..	11, Little College St., Westminster, S.W.
Oct. 1906	*BROWN, CHARLES GEORGE	Park Place, Harefield, Middlesex.
Oct. 1913	*BROWN, EDGAR OSWALD	Orizaba, 3, Barton Road, Dover, Kent.
Oct. 1912	*BROWN, EDWARD JAMES	5, North Terrace, Cherryhinton, Cambridge.
Oct. 1911	*BROWN, FRANK	407, Kingsland Road, N.E.
Oct. 1909	*BROWN, GEORGE MACDONALD ..	Okeford, Tring, Herts.
Oct. 1912	*BROWN, JAMES	11, Melrose Gardens, Kelvinside, N. Glasgow.
Oct. 1902	*BROWN, JAMES CARTER	Harper-Adams Agricultural College, Newport, Shropshire.
Oct. 1901	*BROWN, JOHN	Abingdon Street, Northampton.
Oct. 1912	*BROWN, LEONARD JOHN	9, Spring Gardens, S.W.
Oct. 1910	*BROWN, NORMAN ERNEST	9, Brook Street, W.
Feb. 1913	*BROWN, RICHARD CHARLES ..	District Estate Office, G. W. Rly., Paddington, W.
Oct. 1898	*BROWN, THOMAS, JUN.	Prospect House, Holmrook, Cumberland.
Oct. 1911	*BROWN, THOMAS STANLEY ..	Dalkey, Ballbrook Avenue, Withington, Manchester.
Oct. 1908	*BROWN, WILLIAM ALFRED	St. Lawrence, Pollard's Hill North, Norbury, S.W.
Dec. 1887	*BROWN, WILLIAM EDWARD ..	Bude, Hyde Road, Watford, Herts, and 22, Savile Row, Regent Street, W.
Feb. 1894	*BROWN, WILLIAM LOBIN TRANT	332, High Road, Kilburn, N.W.
Oct. 1901	*BROWNE, EUSTACE MONTAGUE ..	c/o B.C.A. Agent, Chinde, Portuguese East Africa.
Oct. 1905	*BROWNE, HUGH GILLESPIE ..	20, Bucklersbury, E.C.
Oct. 1900	*BROWNING, EGBERT GEORGE ..	89, Orford Road, Walthamstow, E.
Oct. 1894	*BRUCE, ALEXANDER DAVID ..	Elvetham Estate Office, Winchfield, Hants.
Oct. 1912	*BRUCE, REGINALD	21, Holdenhurst Avenue, Finchley, N.
Oct. 1911	*BRUCKER, FREDERICK WILLIAM	East Anglia, Poole Road, Bournemouth.
Feb. 1912	*BRÜCKMANN, RALPH HERBERT	70, Woodside Park Road, North Finchley, N.
Oct. 1911	*BRUNWIN-HALES, GREVILLE OXLEY	Cringle Farm, South Stoke, Grantham, Lincs.

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3651	Oct. 1900	*¶ BRUZAUD, GEORGE JOSEPH ..	Highfield End, West Byfleet, Surrey.
4639	Oct. 1905	*¶ BRUZAUD, SIDNEY JOHN ..	28, Victoria Street, S.W.
3652	Oct. 1900	*BRYAN, ARTHUR	Minworth Hall, near Birmingham.
5889	Oct. 1910	*¶ BRYANS, MAURICE EDWARD ..	c/o Tarrant, Bryans & Co., Weybridge, Surrey.
7072	Oct. 1913	*BUCK, EDWARD MARTIN ..	29, Park Avenue, Worcester.
944	May 1883	BUCKLAND, WILLIAM THOMAS ..	72, Clifden Road, Twickenham, Middlesex.
6547	Oct. 1912	*BUCKMASTER, HERBERT HAMBLETON	29, West Hill Road, S.W.
5890	Oct. 1910	*¶ BUDGEN, WILLIAM HAROLD ..	"Rosemead," Croham Road, South Croydon.
3801	Oct. 1901	*BULL, THOMAS HENRY ..	London County Council, Architect's Department, S.W.
4922	Oct. 1906	*¶ BULLER, FRANCIS CHARLES ..	Estate Office, St. James's Park Station, S.W.
4640	Oct. 1905	*BULLOCK, BURNETT	49 Whitford Gardens, Mitcham, Surrey.
5121	Oct. 1907	*¶ BULTEEL, WALTER GORDON ..	Charlestown, St. Austell, Cornwall.
6180	Oct. 1911	*¶ BUMPSTEAD, ALBERT DENNIS ..	70, Heath Gardens, Twickenham, Middlesex.
5633	Oct. 1909	*¶† BUNNY, JOSEPH	Forestry Department, Olokemiji, Southern Nigeria.
4923	Oct. 1906	*BUNTING, ALFRED HENRY ..	Glindon, Knowleston Place, Matlock Derbyshire.
5634	Oct. 1909	*BURBIDGE, FREDERICK CHARLES	75, Victoria Road North, Southsea Hampshire.
4924	Oct. 1906	*BURBIDGE, JOHN SAVILLE ..	Springfield, St. Minver, near Wade bridge, Cornwall.
1618	Oct. 1911	*BURFORD, JAMES ALFRED HEATH	Surveyor's Office, Town Hall, Newmarket, Cambridgeshire.
4143	Oct. 1903	*¶ BURGE, ARTHUR JOHN .. .	428, Wandsworth Road, S.W.
7073	Oct. 1913	*¶ BURGE, GILBERT ALBAN .. .	19, Burlington Road, Redland, Bristol.
5891	Oct. 1910	*¶ BURGESS, ARTHUR	31, Parkfield Road, Sefton Park, Liverpool.
6548	Oct. 1912	*BURGESS, SYDNEY HOLLINSHEAD	36, Seymour Road, Cheadle Hulme Cheshire.
4859	Feb. 1906	*¶ BURKITT, HAROLD, M.Sc. (Durham), N.D.A.	32, West Street, Gateshead, Durham.
5414	Oct. 1908	*BURN-CALLANDER, CUTHBERT ..	Sherborne, Warwick.
4381	Oct. 1904	*¶ BURR, FREDERICK MALCOLM ..	2, Finsbury Square, E.C.
6549	Oct. 1912	*¶ BURR, ROBERT WALTER .. .	Oak Close, Brimington, Chesterfield Derbyshire,
7074	Oct. 1913	*BURRELL, FRANK	Yaxley, Peterborough, Northants.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1909	*¶BURROWS, EDWARD CRAWFORD ..	c/o S. E. Burrows, Clophill, Ampthill, Beds.
Oct. 1897	*¶BURROWS, FRANK HERBERT ..	41, Bank Street, Ashford, Kent.
Oct. 1909	*¶BURROWS, P. CHAS.	8, Tudor Gardens, Barnes, S.W.
Oct. 1903	*¶BURSTOW, RALPH HENRY ..	46, Station Road, Bexhill-on-Sea, Sussex.
Oct. 1913	*BURT, DOUGLAS ALLAN ..	The Avenue, Andover, Hants.
Oct. 1905	*¶BURT, JOHN THOMAS ..	Lloyds Bank Chambers, High Street, Leicester.
Oct. 1907	*¶BURTENSCHAW, ARTHUR HOWARD	7 and 9, Tunbridge Road, Maidstone.
Oct. 1904	*BURTON, GEORGE FREDERICK ..	41, Green Lane, Hollins Green, Oldham, Lancashire.
Oct. 1913	*BURTON, WALTER WILLIAM ..	50, Threadneedle Street, E.C.
Oct. 1911	*BURY, WILLIAM NEVILLE BROAD- BENT	8, John Dalton Street, Manchester.
Dec. 1887	*BUSS, FLEETWOOD GEORGE WILLIAM	4, Verulam Buildings, Gray's Inn, W.C.
Oct. 1910	*§BUSS, HAROLD GEORGE ..	Valuation Department, Somerset House, W.C.
Oct. 1909	*BUTLER, REGINALD ..	Clyde House, 51, Romford Road, Stratford, E.
Oct. 1907	*¶BUTLER, THOMAS LIONEL ..	Park Hill, Ipplepen, S. Devon.
Oct. 1913	*¶BUTLIN, HENRY SELWYN ..	10, Woodside, Plymouth.
Oct. 1910	*BUTTERFIELD, HENRY AMBLER	Borough Engineer's Office, Keighley, Yorkshire.
May 1884	BUTTERWORTH, JOSIAH ..	Mansfield, Notts.
Oct. 1912	*¶BUTTERWORTH, WILLIAM ..	District Valuer's Office, 12, St. John's Lane, Liverpool.
Oct. 1906	*BUTTRICK, WALTER HAMMOND..	Bank Chambers, 109, High Street, Scunthorpe, Lincs.
Oct. 1912	*¶BYRON, EDMUND MOORE ..	30, Bramham Gardens, S.W.
Oct. 1913	*BYWATERS, STEWART FRANK ..	9, Torrington Square, W.C.
Oct. 1913	*¶CAHILL, ALFRED GILBERT..	14, Werndee Road, South Norwood, S.E.
Oct. 1913	*CAIN, ALAN VICTOR ..	2, Staple Inn, Holborn, W.C.
Oct. 1906	*CALLF, GEORGE STUART ..	Mill Lodge, Seaford, and c/o Stuart Callf and Co., Terminus Buildings, Seaford, Sussex.
Oct. 1911	*¶CALLINAN, PATRICK ..	L.C.C. Inspection Dept., 82, Southwark Bridge Road, S.E.

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5894	Oct. 1910	* CALLOW, CLAYTON HAROLD ..	71, London Road, St. Leonard's-on-Sea, Sussex.
7081	Oct. 1913	*CAMERON, ALEXANDER CRAWFORD	104, West Graham Street, Glasgow.
7082	Oct. 1913	*CAMERON, CHARLES GRANT ..	Brae Cottage, Hopeman, Morayshire.
3359	Oct. 1898	*CAMPBELL, CHARLES HOWARD ..	P.O. Box 156, Nairobi, British East Africa.
4928	Oct. 1906	*|| CAMPBELL, NICHOLAS PETERSON	100, Donore Avenue, South Circular Road, Dublin.
6552	Oct. 1912	*||§ CANHAM, ERNEST REGINALD ..	328, Holloway Road, N.
7083	Oct. 1913	*CAPE, JAMES DUNCAN	Ardcairn, Blackness Avenue, Dundee.
5895	Oct. 1910	*CAPPER, WILLIAM	3, Winston Terrace, Porthill, Stoke-on-Trent, Staffs.
5897	Oct. 1910	*CAREY, WILLIAM HENRY	93, Dora Road, Wimbledon Park, S.W.
5898	Oct. 1910	*CARLISLE, WILLIAM JOSEPH ..	3, Allen House, Kensington, W.
7084	Oct. 1913	*CARNABY, HAMMOND RIDLEY ..	1, Salisbury Place, South Shields, Durham.
6184	Oct. 1911	*|| CARNEGIE, JOHN WILLIAM PERCY	48, Tollington Park, N.
6185	Oct. 1911	*|| CARPENTER, ALFRED JOSEPH ..	89, Fawnbrake Avenue, Herne Hill, S.E.
5415	Oct. 1908	*|| CARPENTER, ROBERT HENRY ..	"Lyndhurst," Burgess Hill, Sussex.
3970	Oct. 1902	*CARR, ARTHUR BENTLEY	14, Cook Street, Liverpool.
5416	Oct. 1908	*|| CARR, CHARLES WATSON	32, The Avenue, Eastbourne, Sussex.
6186	Oct. 1911	*|| CARR, RANDLE WILLIAM	St. Austell, Tisbury, Wiltshire.
5417	Oct. 1908	*|| CARRINGTON, HAROLD EDWARD	Northam House, Northam, S.O., N. Devon.
7085	Oct. 1913	*CARSON, WILLIAM JOHN WHITE	37, Rosemary Street, Belfast.
5127	Oct. 1907	*|| CARSWELL, ARTHUR GEMMELL ..	Estates Office, Capesthorne, Chelford, Cheshire.
7086	Oct. 1913	*CARTER, GEORGE RALPHS	District Valuer's (County) Office, Upper Parliament Street, Nottingham.
4648	Oct. 1905	*CARTER, JOHN EDWARD	38, Tierney Road, Streatham Hill, S.W.
6187	Oct. 1911	*|| CARTER, WILLIAM LESLIE CASS	21, High Street, Hanley, Staffs.
4929	Oct. 1906	*|| CASS, ALEXANDER JAMES	8, Belmont Grove, Lee, S.E.
5128	Oct. 1907	*CASTELL, DOUGLAS CHARLES ..	2, Pont Street, Belgrave Square, S.W.
7087	Oct. 1913	*CASTLE, MALCOLM ARTHUR ..	Southtown, Great Yarmouth.
7088	Oct. 1913	*CATCHPOLE, WILLIE DAVID ..	46, Salisbury Road, Ipswich.
4930	Oct. 1906	*|| CATON, EDMUND PERCY	Norlew, New Street, Horsham, Sussex.
4111	Feb. 1903	*|| CATON, THOMAS LINFIELD ..	82, Acre Lane, Brixton, S.W.
6553	Oct. 1912	*CATTLIN, OSMOND, A.M.I.C.E. ..	Municipal Offices, High Holborn, W.C.
7089	Oct. 1913	*CHADBAND, JOHN STANLEY ..	Lenham, Church Street, Epsom, Surrey.
7090	Oct. 1913	*|| CHADWICK, FRANK WOOD ..	Kentsford Terrace, Kents Bank, Grange-over-Sands, Lancs.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1913	*¶ CHADWICK, SAMUEL MOORE ..	12, Mount View, Bells Hill, Barnet, Herts.
Jan. 1889	* CHALCRAFT, HENRY TERRELL ..	62, Bishopsgate, E.C.
Feb. 1913	* CHALLIS, FRANK GORDON	24, Windmill Road, Brentford, Middlesex.
Oct. 1909	*¶ CHAMBERLAIN, BENJAMIN	20, Heybridge Avenue, Streatham, S.W.
Oct. 1910	* CHAMBERLAIN, CHARLES	45, Swanage Road, Wandsworth Common, S.W.
Oct. 1905	* CHAMBERLAIN, HARRY SAMUEL ..	91, St. Andrew's Road, Southsea, Hants.
Oct. 1912	* CHAMBERLAIN, THOMAS CHANDLESS	Avoca, King's Avenue, Greenford Park, Middlesex.
Oct. 1912	* CHAMBERS, HAROLD JOHN LAVENDER	c/o W. N. Chambers, Haremore House, Faringdon, Berks.
Oct. 1913	* CHAMBERS, JOHN FRANCIS	4, Belgravia, Goole, Yorks.
Feb. 1907	*¶ CHAMBERS, WADDELOW NIX ..	c/o A. F. Hobbs and Chambers, Faringdon, Berkshire.
Oct. 1902	*¶ CHAMPERNOWNE, AMYAS WALTER	Sidbury Manor Estate Office, Sidbury, Sidmouth, Devonshire.
Oct. 1893	* CHAMPION, GEORGE ERNEST ..	Redwall Farm, Linton, Kent.
Oct. 1907	*¶ CHAMPION, WILLIAM HALL	Woodville, Pitsmoor, Sheffield.
Oct. 1908	* CHANNON, HERBERT EDWARD ..	Roycroft, Glengall Road, Woodford Green, Essex.
Oct. 1909	* CHANT, ARTHUR GUY	21, North Bar Without, Beverley, Yorkshire.
Oct. 1909	*¶ CHAPMAN, ARTHUR HENRY ..	Metropolitan Water Board, Savoy Court, Strand, W.C.
Oct. 1909	*¶§ CHAPMAN, CHARLES ALBERT ..	18, Martindale, East Sheen, S.W.
Oct. 1912	*¶ CHAPMAN, DONALD LE CRONIER	Assistant Contract Officer, Department of Contract and Purchase (Branch 8, Room 49), Admiralty, S.W.
Oct. 1909	* CHAPMAN, JOHN FRANK	92, High Street, Notting Hill Gate, W.
Oct. 1911	*¶ CHAPMAN, RICHARD THWAITE, A.R.I.B.A.	Highrigg, Eastbourne Grove, Heaton, Bolton, Lancashire.
Dec. 1883	CHAPMAN, VAUGHAN GODFREY ST. JOHN	112, Beckenham Road, Beckenham, Kent.
Oct. 1904	* CHAPPLE, JOHN GRADDON	59, Burnaby Gardens, Chiswick, W.
Oct. 1913	* CHARITY, FREDERICK WILLIAM	47, Gloucester Road, Kew, S.W.
Oct. 1909	* CHARLES, JOHN ACHESON	191, Abbey Road, Barrow-in-Furness, Lancashire.
Feb. 1901	* CHARLES, MICHAEL THOMAS, B.A. (Cantab.)	Pelsall Hall, near Walsall, Staffordshire.
Oct. 1913	*¶ CHARLES, RICHARD DUDLEY STAFFORD	Broomfield, Stanmore, Middlesex.
Oct. 1906	* CHART, STEPHEN	Greenview, Mitcham, Surrey.

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4145	Oct. 1903	*CHARTRES, FREDERICK WILLIAM CHARLES	Whitehall, Willingham, Beccles Suffolk.
5644	Oct. 1909	*CHASEMORE, ALEC.	Ashleigh, Horsham, Sussex.
6557	Oct. 1912	*CHAWORTH-MUSTERS, JOHN NEVILLE	Annesley Park, Nottingham.
6558	Oct. 1912	*CHEESEWRIGHT, ERNEST	District Valuer's Office, 92, High Street Notting Hill Gate, W.
6559	Oct. 1912	*CHEESEWRIGHT, FREDERICK CECIL	5, Lyndhurst Road, Peckham, S.E.
7096	Oct. 1912	*CHEESMAN, GEORGE	121, Stormont Road, Clapham Common S.W.
6560	Oct. 1912	*CHENNELS, ARTHUR JOHN	124, New London Road, Chelmsford.
7097	Oct. 1913	*CHESTER, HENRY DIBBLE	3, Carlton Place, Hewlett Road, Cheltenham, Glos.
4387	Oct. 1904	*CHEW, RICHARD	15, Spring Gardens, S.W.
6189	Oct. 1911	*CHEYNE, ALEXANDER	County Surveyor's Office, Shire Hall Durham.
5645	Oct. 1909	*CHILCOTT, ARTHUR SAMUEL FAIRWEATHER	22, Camilla Road, Bermondsey, S.E.
2509	Nov. 1892	*CHILD, CHARLES	Slinfold, near Horsham, Sussex.
1526	Dec. 1888	*CHILD, EDMUND HERBERT, A.R.I.B.A.	12, Middle Pavement, Nottingham.
4860	Feb. 1906	*CHILD, GEORGE MALCOLM	12, West Lodge Avenue, Acton, W.
6190	Oct. 1911	*CHILTON, ERNEST ALFRED	Molesey House, Uckfield, Sussex.
6191	Oct. 1911	*CHILWELL, ERIC ROBERT	Greenside, Wilnecote, near Tamworth Staffs.
3208	Oct. 1897	*CHIPP, GEORGE	24, South Street, Greenwich, S.E.
3520	Oct. 1899	*CHURCH, GEOFFREY REDMORE	31-33, High Holborn, W.C.
7098	Oct. 1913	*CLARK, ALEXANDER MUIRHEAD	Ellandonan, Inverness.
6192	Oct. 1911	*CLARK, ALEXANDER NEILSON	Valuer's Office, Inland Revenue, College Court, Gloucester.
5351	Feb. 1908	*CLARK, CHARLES FOWLER	44A, Wellington Road, St. John's Wood, N.W.
6193	Oct. 1911	*CLARK, CHARLES WALTER	The Cottage, Meath Green, Horley Surrey.
4651	Oct. 1905	*CLARK, CUTHBERT HARVEY	8, New Cavendish Street, W.
4652	Oct. 1905	*CLARK, DUNCAN WALTER	3, High Street, Colchester, Essex.
5078	Feb. 1907	*CLARK, HENRY DENTON	14, St. Werburgh Street, Chester.
4146	Oct. 1903	*CLARK, HERBERT	35, Lincoln's Inn Fields, W.C.
4653	Oct. 1905	*CLARK, LOUIS VAN	6, Dunoon Road, Devonshire Road Forest Hill, S.E.

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Feb. 1911	*¶CLARK, PHILIP LOCKHART ..	13, St. Andrew's Crescent, Cardiff.
Oct. 1905	*CLARK, RAYMUND MONTAGUE ..	P.O. Box 34, Cairo, Egypt.
Oct. 1912	*¶CLARK, ROBERT CHARLES.. ..	3, Beaufoy Road, Queen's Road, Lavender Hill, S.W.
Oct. 1913	*CLARK, SIDNEY	45, Doughty Street, W.C.
Oct. 1913	*CLARK, WILLIAM CAMPBELL ..	Bothal, Morpeth, Northumberland.
Oct. 1912	*CLARK, WILLIAM ERNEST ..	42, Alfred Street, Ripley, Derbyshire.
Oct. 1912	*CLARK, WILLIAM HENRY	Mayva House, King Edward's Road, Saffron Walden, Essex.
Oct. 1904	*¶CLARKE, ALFRED HOWARD.. ..	Ashbourne, The Drive, Walthamstow, E.
Oct. 1911	*¶CLARKE, FRANCIS ARCHIBALD ..	The Hut, Balfour Road, Southport, Lancashire.
Oct. 1912	*§CLARKE, FRANK HAROLD.. ..	The Hut, Balfour Road, Southport, Lancs.
Oct. 1912	*CLARKE, JAMES ANDREW	354, Waterloo Road, Cheetham Hill, Manchester.
Oct. 1905	*¶CLARKE, PERCY CHRISTOPHER ..	Longthorpe, Peterborough.
Oct. 1913	*CLARKE, PERCY EDWARD	6, Carlyle Road, Lakenham, Norwich.
Oct. 1907	*¶CLARKE, ROBERT.. . . .	Greeba, Hinton Avenue, Cambridge.
Oct. 1905	*¶CLARKE, THOMAS GUY	48, Cardiff Road, Llandaff, Glamorgan-shire.
Oct. 1913	*CLARKE, VINCENT COOPER.. ..	20, Hanover Square, W.
Oct. 1912	*CLARKE, WILLIAM ERNEST	74, Friary Road, Handsworth, Birmingham.
Oct. 1913	*¶CLARKE, WILLIAM THOMAS ..	90, Sheil Road, Fairfield, Liverpool.
Oct. 1910	*¶CLARKSON, JOHN.. . . .	74, Aberdour Road, Goodmayes, Essex.
Oct. 1912	*CLAYTON, JOSHUA	60, Orchard Road, Darlington, Durham.
Feb. 1913	*CLEMENS, WILLIAM CECIL, A.M.I.C.E.	Borough Surveyor's Department, Town Hall, Bethnal Green, N.E.
Oct. 1913	*¶CLEVELY, FRANK DAVIS	13, Fordhook Avenue, Ealing, W.
Oct. 1913	*CLEWORTH, WILLIAM ARMINE ..	Bunbury, Tarporley, Cheshire.
Oct. 1912	*¶CLIFTON, CHARLES	Machinery Users' Association, 7A, Laurence Pountney Hill, E.C.
Oct. 1911	*CLIPSON, SAMUEL	45, Pitt Street, Audenshaw, Manchester.
Oct. 1905	*¶CLOSE, HUBERT JOHN	18, Sneath Avenue, Golder's Green Road, N.W.
Oct. 1913	*CLOUGH, EDGAR	Parkfield, Temple Drive, Swinton, Manchester.
Oct. 1906	*CLOUGH, HERBERT HEALEY	25, Fenton Street, Rochdale, Lancs.
Oct. 1913	*¶CLOUGH, WILLIAM HOWE	Ravenshurst, Low Fell, Gateshead-on-Tyne, Durham.
Oct. 1912	*CLOWES, WILLIAM LEONARD	18, Salisbury Road, Plymouth.
Oct. 1909	*¶COADE, CECIL JAMES	118, Southampton Row, Russell Square, W.C.

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3660	Oct. 1900	*COBB, HENRY ALFRED WILLIAM	24, Downton Avenue, Streatham Hill S.W.
3211	Oct. 1897	*COBBE, HENRY ALEXANDER ..	7, Arcade Street, Ipswich.
7108	Oct. 1913	*COCKERTON, ARTHUR EDMUND ..	Westroyd, Shoreham-by-Sea, Sussex.
6197	Oct. 1911	*COIGLEY, HAROLD RICHARD ..	40, Woodstock Avenue. Golder's Green N.W.
3809	Oct. 1901	*COKER, HARRY REGINALD ELLIS	1, Hanover Street, Rye Lane, Peckham S.E.
3975	Oct. 1902	*COKER, RALPH HECTOR	12, Edgemont Gardens, Langside Glasgow.
7109	Oct. 1913	*COLDWELL, EDWARD SMITH ..	83, Pall Mall, S.W.
5647	Oct. 1909	*¶COLE, CHARLES PHILIPS	Four Corners, Tring, Herts.
7110	Oct. 1913	*¶COLEMAN, CYRIL FRANK	High Street, Wrotham, Kent.
5133	Oct. 1907	*COLLARD, PERCY WILLIAM	Hayburn, Coombe Lane, Kingston Hill Surrey.
6571	Oct. 1912	*¶COLLER, EDWARD HENRY	58, Foxhall Road, Ipswich.
5903	Oct. 1910	*COLLINS, ISAAC	9, Nithsdale Avenue, Market Harborough, Leicestershire.
5904	Oct. 1910	*COLLINS, JAMES STANLEY	Collinwood, Purley Knoll, Purley, Surrey.
6572	Oct. 1912	*¶COLLINS, LEONARD KEYTE	1, Newhall Street, Birmingham.
7111	Oct. 1913	*COLLINS, WILLIAM RICHARD	12, St. Andrew's Road, Enfield, Middlesex.
6573	Oct. 1912	*¶COLLIVER, ARTHUR HENRY	Nanga, Chania Bridge, B. E. Africa.
4150	Oct. 1903	*COLLYER, CHARLES ALEXANDER STEWART	Estate Office, Chesterford Park, Essex.
1831	May 1890	*COLLYER, DANIEL WILLIAM	34, Miller Arcade, Preston, Lancashire.
4390	Oct. 1904	*¶COMMANDER, CHARLES CURTIS ..	The Cottage, All Saints Road, King's Heath, Worcestershire.
6198	Oct. 1911	*CONDER, ALFRED ROWLAND A.R.I.B.A.	43, Bedford Row, W.C.
5571	Feb. 1909	*¶CONQUEST, CLAUDE DUNCOMBE ..	Valuer's Office, 8, Oxford Street, Nottingham.
5648	Oct. 1909	*CONRAN, WILLIAM ADAM BASTARD	Bradridge House, Diptford, South Brent, South Devon.
5134	Oct. 1907	*¶CONWAY, FREDERICK JAMES KELSHAW	12, St. John's Lane, Liverpool.
3524	Oct. 1899	*¶COOK, EDWARD ARTHUR	Elton Park Cottage, Hadleigh Road Ipswich.
3662	Oct. 1900	*COOK, FREDERICK CHARLES	Council Offices, Nuneaton, Warwickshire.
5420	Oct. 1908	*¶COOK, HORACE HERBERT	67, Poet's Road, Highbury, N.
6574	Oct. 1912	*COOK, JOHN TAVERNER	129, Huddleston Road, Tufnell Park, N.
4391	Oct. 1904	*¶COOK, THOMAS	50, Sandringham Road, Cardiff.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1897	*COOKE, FREDERICK ROPER ..	4, Quex Road, High Road, Kilburn, N.W.
Nov. 1892	*COOKE, LIONEL	104, Park Lane, Croydon.
Oct. 1900	*C||COOKE-YARBOROUGH, ORFEUR FREDERIC	Frickley, Doncaster, Yorkshire.
Oct. 1907	*COOPER, BERTIE	The Borough Surveyor's Office, Town Hall, Paddington, W.
Oct. 1904	*C||COOPER, CECIL FRANCIS ADRIAN	Wootton, Northampton.
Feb. 1913	*C||COOPER, FRANCIS WILLIAM ..	5A, North Street, Clapham Common, S.W.
Oct. 1913	*COOPER, FREDERICK EDMUND ..	77, East Street, Bridport, Dorset.
Oct. 1911	*C||COPE, REGINALD	No. 4178, Inns of Court O.T.C., 10, Stone Buildings, W.C.
Oct. 1898	*C||COPE, WILLIAM GEORGE	6, Old Quebec Street, Marble Arch, W.
Oct. 1911	*C||CORBETT, WILLIAM	28, Arlington Street, Glasgow.
Oct. 1904	*CORBLE, ARCHIBALD HARRISON ..	Valuation Department, 10, College Road, Harrow, Middlesex.
Oct. 1905	*C||CORFIELD, ARTHUR KING	Bradley Gate, Northenden, Cheshire.
Oct. 1903	*CORNWELL, WILLIAM JAMES	5, Douglas Street, Vickerstown, Barrow-in-Furness, Lancashire.
Oct. 1904	*COTCHING, GEORGE FREDERICK ..	26, Chapel Road, Worthing, Sussex.
Oct. 1903	*COTTAM, HARRY, A.M.I.C.E. ..	Engineer's Office, Fylde Water Board, Barnacre, near Garstang, Lancashire.
Oct. 1913	*C||COTTAM, HARRY	15, Priory Avenue, Higher Broughton, Manchester.
Oct. 1913	*C||COUCHER, ALFRED EDWIN RENESON	2, St. John's Wood Road, N.W.
Oct. 1911	*C||COUGHLAN, PATRICK	King Street, Mitchlestown, Co. Cork.
Oct. 1911	*COULDREY, HERBERT MILL ..	Sunniva, Paignton, Devon.
Oct. 1911	*COULTHARD, JOSEPH	Whitercroft Villa, Gosforth, Cumberland.
Oct. 1913	*COUNSELL, WILLIAM ANDERSON	Union Valuer's Office, 160, Walker Street, Preston, Lancs.
Oct. 1912	*COUSINS, WALTER HORACE	Wraxhill, Street, Somerset.
Oct. 1908	*COVENTRY, BERNARD SETON ..	Burgate Manor, Fordingbridge, Hants.
Oct. 1908	*C||COVERNTON, CHRISTOPHER ALAN	Wargrave, High Street, Great Berkhamsted, Herts.
Oct. 1895	*COWELL, HERBERT LEE	Central Chambers, Newquay, Cornwall.
Oct. 1908	*C||S||COWELL, NORMAN (<i>Hon. Secretary Junior Meetings</i>)	District Valuer's Office, 18, Holwood Road, Bromley, Kent.
Oct. 1905	*C||COWLEY, HERBERT REGINALD ..	24, High Street, Southend-on-Sea, Essex.
Feb. 1892	COWPER, RICHARD WILLIAM ..	81, High Street, Sittingbourne, Kent.
Oct. 1912	*COX, ALEXANDER BEWLEY ..	"Horsley," West Hill Avenue, Epsom, Surrey.
Oct. 1905	*C||COX, DOUGLAS HAROLD	Wakefield, Torrington Park, North Finchley, N.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6577	Oct. 1912	*COX, GORDON WILKINSON.. ..	Kinbrae, Chelston, Torquay, Devon.
6205	Oct. 1911	*COX, NORMAN WILKINSON.. ..	c/o Cox & Son, Victoria Street, Paignton, Devon.
2573	Oct. 1893	*COX, REGINALD JOHN.. ..	20, Preston Street, Brighton.
4933	Oct. 1906	*COX, VICTOR JENNINGS	Alfriston, Hadley Road, New Barnet Herts.
6206	Oct. 1911	*COY, FREDERICK WILLIAM.. ..	10, Albert Mansions, Albert Bridge Road, S.W.
5137	Oct. 1907	*CRABB, ARTHUR HORACE	13, Borthwick Road, Stratford, E.
6578	Oct. 1912	*CRAGG, WALTER	32, Church Street, Altrincham, Cheshire.
6579	Oct. 1912	*CRAIG, ALEXANDER BALFOUR	6, Castle Terrace, Broughty Ferry Scotland.
6207	Oct. 1911	*CRAIG, ANDREW, JUN.	Ryesholm, Dalry, Ayrshire.
5572	Feb. 1909	*CRANFIELD, GUY WILLIAM.. ..	Bramley House, Enfield, Middlesex.
7116	Oct. 1913	*CRAWFORD, ANDREW RENNIE, Lic.R.I.B.A... ..	65, Clarkston Road, Cathcart, Glasgow
5138	Oct. 1907	*CREASEY, JOHN ROGERS, JUN.	1, Lewisham Hill, Lewisham, S.E.
2661	Oct. 1894	*CREGEEN, HUGH STOWELL, A.M.I.C.E.	Engineer's Department, South Eastern and Chatham Railway, London Bridge Station, S.E.
615	Mar. 1881	CRESSWELL, JOHN THEODORE ROSE	5, Great College Street, Westminster Abbey, S.W.
7117	Oct. 1913	*CRICHTON, JAMES STUART	111, George Street, Oban, Argyle.
4934	Oct. 1906	*CRIMES, FREDERIC CHARLES	Kidsgrove U.D.C., Surveyor's Office Kidsgrove, Staffs.
5425	Oct. 1908	*CROFT, CHRISTOPHER	The Elms, Dallington, Northampton.
5906	Oct. 1910	*CROMIE, ROBERT	3, Cavendish Road, Clapham, S.W.
5426	Oct. 1908	*CROOK, FELIX	15, Hooley Range, Heaton Moor, Stockport, Cheshire.
3528	Oct. 1899	*CROOK, HOLLIS AUGUSTUS.. ..	311, Kentish Town Road, N.W.
4660	Oct. 1905	*CROSHER, WILLIAM SAMUEL	Haims, Hampstead Way, Hampstead Garden Suburb, N.W.
2662	Oct. 1894	*CROSIER, CHARLES	46, Werter Road, Putney, S.W.
4935	Oct. 1906	*CROSS, CLEMENT	18, Walbrook, E.C.
6580	Oct. 1912	*CROSS, CYRIL JOHN	Mayfield, Kirkham, Lancs.
5649	Oct. 1909	*CROSSLEY, THOMAS EDGAR	Deptdd. Ingenieros, F.C.S. 322, Guahan, Buenos Aires, Argentina.
7113	Oct. 1913	*CROSSLEY, VERNON	150, Stubley, Littleborough, near Manchester, Lancashire.
7119	Oct. 1913	*CROUCH, GERALD LINFORD	Lynton, Harrow View, Harrow, Middlesex.
4396	Oct. 1904	*CROWLEY, WALTER ST. LEGER	c/o W. H. H. Davis, 2, York Row, Wisbech, Cambridgeshire.

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Oct. 1903	*¶ CRUMP, HAROLD	Quarndon, 8, Ashbourne Avenue, Golder's Green, N.W.
Oct. 1911	* CRUMP, THOMAS GRAHAM	1, Addiscombe Road, East Croydon, Surrey.
Oct. 1911	*¶ CRUNDALL, WILLIAM HENRY ..	26, St. James's Street, S.W.
Oct. 1912	*¶ CUBEY, JOSEPH BERKELEY ..	25, Osborne Avenue, South Shields, Durham.
Feb. 1910	* CUBITT, ERNEST JAMES	28, Niton Street, Fulham Palace Road, S.W.
Oct. 1904	*¶ CUBITT, HORACE WILLIAM, A.R.I.B.A.	227 and 228, Strand, W.C.
Mar. 1879	CUDLIPP, WILLIAM	4A, Frederick's Place, E.C.
Oct. 1912	*¶ CULLIFORD, LEONARD ARTHUR, A.R.I.B.A.	Valuation Department, Union Street Chambers, Coventry.
Oct. 1906	* CULME-SEYMOUR, ARTHUR GRANVILLE	Glenville, Bitterne, Hants.
Oct. 1913	*¶ CULVERWELL, GEORGE LANE ..	23, Maple Grove, Bath.
Oct. 1912	* CUMBERLAND, BRIAN CLARKE ..	The Lynchet, Luton, Beds.
Oct. 1907	* CUNNINGHAM, WILLIAM FRED- ERICK	11, Bulmershe Road, Reading.
Oct. 1913	*¶ CURRALL, EDWARD PERCY ..	109, Colmore Row, Birmingham.
Oct. 1912	* CURTIS, FREDERICK JOHN ..	82, Belleville Road, Wandsworth Common, S.W.
Oct. 1910	* CURTISS, EDWARD HERBERT ..	Valuation Office, 111-113, Great Portland Street, W.
Oct. 1897	* CUSHEN, CHARLES OSMON ..	Brantwood, Riddlesdown Road, Purley, Surrey.
Oct. 1913	*¶ CUTLACK, WILLIAM AUSTIN ..	11, Palace Grove, Bromley, Kent.
Oct. 1904	* CUTLER, FRANK SYDNEY ..	56, Cranfield Road, Brockley, S.E.
Oct. 1906	*¶ CUTLER, HENRY ISAAC ..	32, Arlington Gardens, Chiswick, W.
Oct. 1909	* CUTTS, EDWARD JAMES ..	185, Addison Way, Finchley Road, N.W.

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5429	Oct. 1908	*DABBS, DOUGLAS WILLIAM ..	74, Stamford Hill, N.
6586	Oct. 1912	*¶DABORN, ALWYNE VICTOR..	103, Malden Road, New Malden, Surrey
3156	Feb. 1897	*DAFFORN, GEORGE BERTIE ..	25, High St., Wimbledon Common, S.W.
6587	Oct. 1912	*¶DAKERS, EDWARD JOHN WILLIAM	Blairard, Fotheringham Road, Ayr, N.B.
3815	Oct. 1901	*DALE, EDWARD SYDNEY WILSON	28, High West Street, Dorchester.
6445	Feb. 1912	*¶DALLEY, REGINALD ARTHUR..	The Cedars, Kidderminster, Worcester shire.
3369	Oct. 1898	*DANCASTER, ARTHUR	Bifrons, 51, St. Michaels Road, Bourne- mouth.
7123	Oct. 1913	*DANIELS, REGINALD ARTHUR ..	The Birches, Mile End Road, Norwich.
4664	Oct. 1905	*¶§DANNATT, PERCY BOOTHROYD..	"Lyndale," Westcombe Park Road, Blackheath, S.E., and 92, London Street, Greenwich, S.E.
6558	Oct. 1912	*DARLING, DAVID WARD	44, Dewhurst Road, West Kensington, W.
5908	Oct. 1910	*¶DARLING, JOHN	25, Pitcullen Terrace, Perth.
5825	Feb. 1910	*DARNELL, CHARLES TILLEY ..	The Gables, Blaby, near Leicester.
6212	Oct. 1911	*¶DARTNALL, JAMES AMBROSE ..	Forest House, High Stone, Leytonstone, Essex.
5652	Oct. 1909	*¶DASH, ROYDON ENGLEFIELD ASHFORD	Englefield, Oxshott, Surrey.
4400	Oct. 1904	*DAVENPORT, GILBERT CAPELL ..	Damerham, Salisbury.
4665	Oct. 1905	*DAVENPORT, HERBERT	75, Rectory Grove, Clapham, S.W.
6589	Oct. 1912	*¶DAVEY, EDWIN CLISSOLD	42, Redbourne Avenue, Church End, Finchley, N.
2574	Oct. 1893	*DAVID, GEORGE WILLOUGHBY, B.A. (<i>Cantab.</i>)	Old Bank Chambers, 27, High Street, Cardiff.
3978	Oct. 1902	*¶DAVID, LEWIS WOOLLEY, B.A. (<i>Cantab.</i>)	Old Bank Chambers, 27, High Street, Cardiff.
6590	Oct. 1912	*DAVIDSON, GEORGE SPENCE, D.S.C.	Saughton Mains, Corstorphine, Mid- lothian.
6591	Oct. 1912	*¶DAVIDSON, OSWALD FERGUSON..	13, Roseworth Avenue, Gosforth, New- castle-on-Tyne.
3219	Oct. 1897	*DAVIDSON, RICHARD BRUCE ..	10, Hardshaw Street, St. Helen's, Lanca- shire.
6213	Oct. 1911	*¶DAVIES, ALBERT GEORGE.. ..	Valuation Offices, St. Nicholas Cham- bers, Church Street, Whitehaven, Cumberland.
6958	Feb. 1913	*¶DAVIES, EDWARD	375, Church Road, Smithills, Bolton, Lanes.
5143	Oct. 1907	*¶DAVIES, EDWARD OWEN	"Dudbrook," Romford Road, Forest Gate, E.
5144	Oct. 1907	*¶DAVIES, FREDERICK WILLIAM ..	High Street, Thornbury, Gloucestershire
6592	Oct. 1912	*DAVIES, HARRY TUDOR	Resident Engineer's Office, Copper Mill Bridge Works, Wraysbury, Bucks.

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Oct. 1913	*¶ DAVIES, HERBERT BYRON	Paris House, West Street, Fishguard, Pembrokeshire.
Oct. 1912	*¶ DAVIES, JOHN LLEWELLYN	13, Vere Street, Cadoxton-Barry, Glam.
Oct. 1913	*¶ DAVIES, JOHN SIMON	56, Morfa Street, Bridgend, Glamorgan-shire.
Oct. 1899	*¶ DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	Valuation Department, Inland Revenue, 19, Northampton Place, Swansea.
Oct. 1903	*¶ DAVIES, LEONARD OWEN	11, Freeland Road, Ealing, W.
Oct. 1912	* DAVIES, PHILIP ISAAC	32, High Street, Ebbw Vale, Mon.
Oct. 1903	*¶ DAVIES, RHYS WILTSHIRE	737, Regent Circus, Swindon, Wiltshire.
Oct. 1907	*¶‡ DAVIES, WILLIAM GWYNNE BATCHELOR	Valuer's Office, King's Lynn, Norfolk.
Oct. 1906	*¶ DAVIS, ARTHUR HENRY	Commerce House, 70-86, Oxford Street, W.
Oct. 1908	* DAVIS, ARTHUR JAMES	Estate Office, Letchworth, Hertfordshire.
Oct. 1910	*¶ DAVIS, WILLIAM ARTHUR	c/o Director-General of Surveys, Colombo, Ceylon.
Feb. 1897	* DAVIS, WILLIAM HENRY HAROLD	The Bungalow, Sutton Road, Leverington, near Wisbech, Cambs.
Oct. 1913	*¶ DAVIS, WILLIAM WINWOOD	97, Rodenhurst Road, Clapham, S.W.
Oct. 1912	* DAVISON, CHARLES WILLIAM JOSEPH	48, Lupus Street, S.W.
Oct. 1910	* DAVISON, LOUIS JAMES	Goldsmiths' Company Estate Office, Acton Park, W.
Oct. 1912	* DAVISON, PERCY	Estate Office, Wenvoe, nr. Cardiff.
Oct. 1910	*¶ DAVSON, ALAN Warburton	Belgravia Chambers, 72, Victoria Street, S.W.
Oct. 1901	* DAVY, CLIFTON ROBERT	The Outer Temple, Strand, W.C.
Oct. 1912	* DAW, EDMUND NORMAN	4, Alexandra Villas, Seven Sisters Road, N.
Oct. 1903	*¶ DAW, HERBERT WARWICK	98, Cheapside, E.C.
Oct. 1912	*¶ DAWES, GEORGE WILLIAM FRANCIS	14, Mount View Road, Chingford, Essex.
Oct. 1902	* DAWKINS, ALBERT JAMES	20, Victoria Street, S.W.
Oct. 1911	* DAWSON, ERIC JAMES	P.W.D., Salisbury, Rhodesia.
Oct. 1913	*¶ DAWSON, ERNEST	55, Ashfield Road, Victoria Park, Manchester.
Oct. 1907	* DAWSON, HENRY WALKER	19, Queen Street, Oldham, Lancs.
Oct. 1913	* DAY, CYRIL WALTER	1, Kingston Street, Derby.
Oct. 1907	* DAY, JOSEPH REYNOLDS	Thorpe Coombe, Forest Road, Walthamstow, E.

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7129	Oct. 1913	*¶DAY, STANLEY LEWIS	Etchingham Lodge, Etchingham Park Road, Finchley, N.
5913	Oct. 1910	*¶DEAKIN, FRANCIS HENRY.. ..	Fieldhead, Wesley Park Road, Selly Oak Birmingham.
6600	Oct. 1912	*DEAN, SAM	30, Colin Street, Barnoldswick, <i>via</i> Colne, Yorkshire.
6215	Oct. 1911	*¶DEAN, WILLIAM	Beachborough, Hucclecote, Gloucester.
4169	Oct. 1903	*DEANE, GEORGE FREDERICK ..	23, St. Michael's Road, Bedford.
7130	Oct. 1913	*DEATH, PERCY ROBERT	22, Finsbury Square, E.C.
6601	Oct. 1912	*¶DE LA QUINTANA, CARLOS YGNACIO ELIAS	84, Claverton Street, S.W.
5914	Oct. 1910	*DELL, JOSEPH WILLIAMS.. ..	Surveyors' Department, Town Hall Leyton, E.
6216	Oct. 1911	*¶§DELL, LOUIS MICHAEL	c/o Louis Dell, 3, Routh Road Wandsworth Common, S.W.
3980	Oct. 1902	*¶DENSHAM, JOHN BOON	The Warren, Higher Drive, Purley Surrey.
6217	Oct. 1911	*DE STACPOOLE, FRANCIS G. ..	Muar River Estate, Buloh Kasap, Gemas, F.M.S.
6602	Oct. 1912	*¶DEWHIRST, CHARLES LESLIE ..	22, West Cliff Grove, Harrogate, Yorks.
6603	Oct. 1912	*¶DEWHURST, THOMAS HERBERT..	42, Great Avenham Street, Preston Lancs.
5653	Oct. 1909	*¶DIBDIN, ROBERT JOHN (Chairman Junior Meetings) ..	38, Greenham Road, Muswell Hill, N.
5654	Oct. 1909	*DICKIE, ALBERT GEORGE	21, Oakdale Road, Streatham, S.W.
7131	Oct. 1913	*¶DICKIN, EDWARD LYN DUP ..	6, Cranley Mansions, Muswell Hill, N.
6604	Oct. 1912	*DICKINSON, WILLIAM GREEN- HALGH	24, Salisbury Street, Chester.
5434	Oct. 1908	*¶DICKSON, ALFRED ERIC	30, Winckley Square, Preston, Lancs.
7132	Oct. 1913	*¶DICKSON, DUNCAN PETER	The Brambles, Iver Heath, Bucks.
6218	Oct. 1911	*DICKSON, REGINALD HERBERT BRUCE	Speen, Newbury, Berks.
4405	Oct. 1904	*DIXON, FRANCIS EVELYN	54, King Edward Road, Hackney, N.E.
5435	Oct. 1908	*¶DIXON, ISAAC	7, Plattsville Road, Mossley Hill, Liverpool.
5655	Oct. 1909	*¶DIXON, MYLES	42, Castle Street, Liverpool.
7133	Oct. 1913	*¶DOCHERTY, JOHN, JUN.	Valuation Department, 28 Queensgate Inverness.
6605	Oct. 1912	*¶DOCKING, CARLTON WILLIAM ..	20, Lansdown Gardens, Lansdown Road, Croydon.
6219	Oct. 1911	*DOCKSEY, SYDNEY BATEMAN.. ..	190, Toller Lane, Bradford, Yorks.
7134	Oct. 1913	*¶DODD, ERNEST JOHN	East Common, Harpenden, Herts.
7135	Oct. 1913	*DODDS, PERCY	19, Harcourt Street, Heworth, York.
5915	Oct. 1910	*DODGSHON, EDMUND CHARLES ..	99, St. James's Road, Wandsworth Common, S.W.
4406	Oct. 1904	*DODGSON, EDWARD HUGHES ..	Derwent House, Cockermouth, Cumberland.

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36	Oct. 1913	*¶ DONALDSON, JAMES	Athol Cottage, West Kilbride, Ayrshire.
36	Oct. 1909	*¶ DONGER, WILLIAM JAMES	Fayreacre, Worthy Road, Winchester.
37	Oct. 1913	* DONOVAN, TIMOTHY, B.E.	Courtmacsherry, Co. Cork, Ireland.
38	Oct. 1913	* DOUGHTY, FRED	Surveyor's Office, Council House, Birmingham.
21	Oct. 1897	* DOUGLAS, BERNARD MOXON	Fairway, Crofton Cliffs, Lee-on-Solent, Hants.
20	Oct. 1911	*¶ DOUGLAS, BLAIN CAIRNS	1, Seafield Place, Broughty Ferry, Scotland.
6	Oct. 1910	*¶ DOUGLAS, NORMAN	123, Oxford Road, Linthorpe, Middles- brough, Yorks.
39	Oct. 1913	*¶ DOUGLAS, ROBERT CRAWFORD	121, Greenhead Street, Greenhead, Glasgow.
40	Oct. 1913	* DOW, JOHN ARMOUR	Tregothnan, Truro, Cornwall.
21	Oct. 1911	* DOW, WALTER JAMES	Arundale, Waterloo Road, Epsom, Surrey.
6	Oct. 1912	*¶ DOYLE, GRAHAM	Valuation Department, 25, Great George Street, Park Street, Bristol.
37	Oct. 1909	*¶ DRAKE, FRANCIS JOHN	Valuation Office, County Buildings, College Court, Gloucester.
33	Oct. 1902	*¶ DRAKE, FRANK ARTHUR	39, Alfred Place West, South Kensing- ton Station, S.W.
38	Oct. 1909	* DREW, JOHN DENYS	15, Queen Street, Exeter.
41	Oct. 1912	* § DREW, SYDNEY VERNON	14, Lavender Sweep, Clapham Junction, S.W.
7	Oct. 1912	* DREWRY, GEORGE HAYWARD	Court Heath, Buxton, Derbyshire.
22	Oct. 1911	* DRING, CECIL	21, Salisbury Road, Haringay, N.
8	Oct. 1912	* DRING, SAMUEL	Ellesmere, Vicars Cross, Chester.
20	Oct. 1901	*¶ DRIVER, JOHN ROBERT FARRANT	18, Bennett's Hill, Birmingham.
29	Feb. 1894	* DRUCE, EDRIC	Shire Hall, Shrewsbury.
41	Oct. 1906	* DUCK, GEORGE FRANCIS	Keston, Hayes, Kent.
9	Oct. 1912	* DUCKWORTH, WILLIAM HENRY, A.M.I.C.E.	Council Offices, Watford, Herts.
10	Oct. 1912	*¶ DUFF, JOHN	15, Woodburn Terrace, Edinburgh.
30	Oct. 1909	*¶ DUKE, AUGUSTUS BARNABY CYRIL	"Maen," Dorchester.
38	Oct. 1908	*¶ DUKE, HENRY EDWARD	"Maen," Dorchester.
11	Oct. 1912	* DUNBAVAND, EUSTACE	Hutton Avenue, West Hartlepool, Durham.
42	Oct. 1913	* DUNCAN, HARRY	Greenhead, Stanley, Perthshire.
38	Oct. 1905	* DUNN, WILLIAM	97, Gresham Street, E.C.
42	Oct. 1906	* DUNLOP, CHARLES JOHN, M.R.I.A.I.	2, St. Andrew Street, Dublin.
24	Feb. 1900	*¶ DUNT, JOHN HARLOW	Trelawne, Arragon Gardens, Streatham, S.W.
51	Oct. 1907	* DURANT, FREDERICK HENRY	Cedar Lawn, Knotts' Green, Leyton, E.

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5439	Oct. 1908	*DURDEN, STANLEY JOHN	202, Melfort Road, Thornton Heath, Surrey.
6223	Oct. 1911	*DUTCH, ROBERT VICTOR.. ..	48, Teignmouth Road, Cricklewood, N.W.
5440	Oct. 1908	*¶§DUTTON, JOSEPH	"Comerford," 32, Park Lane, Wallington, Surrey.
6612	Oct. 1912	*§DYER, FRANK	35, Dudley Road, Whalley Range, Manchester.
5661	Oct. 1909	*DYER, FREDERICK	24, St. Olave's Road, York.
5917	Oct. 1910	*¶DYER, WILLIAM FANSTONE ..	17, Montpelier Road, Blackheath, S.E., and c/o Dyer, Son, and Hilton, Blackheath, S.E.
6224	Oct. 1911	*EADE, CHRISTOPHER AYLMEY	Branson House, Darlington.
6613	Oct. 1912	*¶EAGLES, WILLIAM ANDREW ..	Newark Road, Swallowbeck, Lincoln.
5441	Oct. 1908	*¶EAMER, ALFRED STANLEY.. ..	45, London Road, Redhill, Surrey.
5442	Oct. 1908	*¶EAMES, HENRY PARSLOE	Crooksbury, Fitzjohn's Avenue, Barnet, Herts.
6225	Oct. 1911	*¶EASTMAN, EDWARD GEORGE ..	District Valuer's Office, 57, Albion Place, Reading.
2578	Oct. 1893	*¶§EASTON, WALTER JOHN	82, Twyford Avenue, Acton Hill, W.
3822	Oct. 1901	*EASTWOOD, CHARLES WILLIAM..	Malvern House, Northallerton, Yorks.
6614	Oct. 1912	*EATON, GEORGE MORLEY	The Summit, Burton Road, Derby.
5443	Oct. 1908	*¶EATON, HAROLD	21, Corfton Road, Ealing, W.
5152	Oct. 1907	*EATON, ROWLAND WYNNE.. ..	Central Buildings, North John Street, Liverpool.
6110	Feb. 1911	*¶ECCLESHALL, GEORGE BENNETT	34, Bradford Terrace, Worsley Road, Farnworth, Lancashire.
5919	Oct. 1910	*¶§EDEN, FREDERICK STEWART ..	31, Woodberry Avenue, Winchmore Hill, N.
3823	Oct. 1901	*EDGINGTON, WALTER, B.A. (Oxon.)	Nalder Hill, Newbury, Berks.
7143	Oct. 1913	*EDGSON, WALTER STANLEY	9-11, Oxford Street, W.
7144	Oct. 1913	*EDWARDS, EUSTACE HERBERT ..	4, Crow Tree Lane, Daisy Hill, Bradford, Yorks.
5354	Feb. 1908	*EDWARDS, GEORGE PERCY.. ..	14, Whyke Road, Chichester, Sussex.
4409	Oct. 1904	*EDWARDS, JOHN PERCIVAL.. ..	Glenvale, Cromwell Road, Beckenham, Kent.

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Oct. 1911	*¶EDWARDS, LANCELOT REGINALD	The Old Mill, Milton, Melplash, Dorset.
Oct. 1911	*EDWARDS, ROBERT	Beech Hill Park, Waltham Abbey, Essex.
Oct. 1904	*¶EDWARDS, SPENCER	205, Richmond Road, Cardiff.
Oct. 1910	*EDWARDS, THOMAS HENRY ..	1, Hannen Road, West Norwood, S.E.
Oct. 1903	*EGREMONT, JOHN	Marlborough Lodge, Totnes, Devon- shire.
Feb. 1910	*¶EILOART, CYRIL HOWARD ..	40, Chancery Lane, W.C.
Feb. 1905	*¶EILOART, FERDINAND ROBERT ..	40, Chancery Lane, W.C.
Oct. 1902	*¶ELGAR, CHARLES JOHN	Crockshard, Wingham, near Dover, Kent.
Oct. 1893	*ELGAR, WALTER ROBINSON ..	Hillside, Sittingbourne, Kent.
Feb. 1913	*¶ELKINGTON, CHRISTOPHER GARRETT	Barnt Green, near Birmingham.
Oct. 1913	*ELKINS, CHARLES HENRY	4A, Jewry Street, Winchester, Hants.
Oct. 1911	*¶ELLAM, GEOFFREY WALTER ..	5, Cavendish Road, Chorlton-cum- Hardy, Lancs.
Oct. 1912	*ELLIOTT, AUSTIN HOOTON, A.M.I.C.E.	Surveyor to the Urban District Council, Carlton, Nottinghamshire.
Oct. 1912	*ELLIOTT, BERNARD	12, The Carfax, Horsham, Sussex.
Oct. 1901	*ELLIS, ARTHUR ORANGE	70, St. Aubyn Street, Devonport.
Oct. 1905	*ELLIS, CHARLES EVELYN	Brookside, Bush Hill Park, Enfield, Middlesex.
Oct. 1913	*ELLIS, CLIFFORD BARTLETT ..	28, Chertsey Street, Guildford, Surrey.
Oct. 1907	*ELLIS, GEORGE EDWARD	1, Lithos Road, South Hampstead, N.W.
Oct. 1907	*ELLIS, RAE ADAM	45, Fenchurch Street, E.C.
Oct. 1911	*¶ELLIS, REGINALD DENNIS ..	Land Valuation Offices, High Street, Lincoln.
Oct. 1912	*ELLIS, THOMAS GWYNNE	The Cottage, Deverill Road, Warminster, Wilts.
Oct. 1911	*¶ELLIS, WILFRID SPENCER ..	South View, Northampton Road, Wellingborough, Northants.
Oct. 1904	*ELLYATT, GEORGE FREDERICK ..	White Croft, East Dulwich Grove, S.E.
Oct. 1906	*¶ELMES, FREDERICK LANSELL ..	Southolm, Knighton Road, Leicester.
Oct. 1912	*¶ELPHICK, RICHARD	36, St George's Road, Abbey Road, N.W.
Oct. 1909	*¶ELWELL, LAURENCE VIVIAN ..	36, Victoria Street, S.W.
Oct. 1905	*¶EMERY, DOUGLAS WADE	Valuer's Department, 39, Kimbolton Road, Bedford.
Feb. 1912	*¶EMERY, GEORGE MONTAGU ..	9, Eastern Road, Romford, Essex.
Feb. 1905	*EMSLIE, BENJAMIN LESLIE ..	The Dominion Agricultural Offices of the Potash Syndicate, 1102-1105, Temple Building, Toronto, Ontario.
Oct. 1912	*ENGLISH, ARTHUR HERBERT ..	138, Fairfax Road, Hornsey, N.
Oct. 1910	*¶ENGLISH, HARRY EDWIN	78, Victoria Park Road, South Hackney, N.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4675	Oct. 1905	*ENGLISH, HENRY CECIL	113, Hunter Street, Bellevue, Johannesburg.
6232	Oct. 1911	*ENTWISTLE, JOSEPH	28, Willows Avenue, Lytham, Lancs.
7147	Oct. 1913	*ENTWISTLE, THOMAS	Hazelwood, Temple Drive, Swinton, Manchester.
4412	Oct. 1904	*ERMEN, CUTHBERT EMIL ALBERT	Kuching, Sarawak, Borneo, via Singapore.
4585	Feb. 1905	*ERMIRICH, HENRY	43, Beatrice Avenue, Norbury, S.W.
5827	Feb. 1910	*ESCOLME, JOHN	The Cottage, Fairview Road, Oxtou Birkenhead.
4162	Oct. 1903	*EVANS, CHARLES STOKES EATON	Delme-Radcliffe Estate Office, Titchfield, Hampshire
6620	Oct. 1912	*EVANS, DAVID	Fairlea, Loveden Road, Aberswyth, Cardiganshire.
5573	Feb. 1909	*EVANS, EDWARD ARTHUR, B.SC., A.M.I.C.E.	Frondeg, Carnarvon.
6621	Oct. 1912	*EVANS, ERNEST	Studland, Marlborough Road, Flixton, Manchester.
7148	Oct. 1913	*EVANS, FRANK SYDNEY	33, Ranelagh Road, Westminster, S.W.
6622	Oct. 1912	*EVANS, GLYNN	Roslyn House, Sketty, Swansea.
5156	Oct. 1907	*EVANS, HENRY MONTAGUE	City Engineer's Department, City Hall, Cardiff.
6623	Oct. 1912	*EVANS, JOHN WILLIAMS PERCIVAL	4, Brynmawr Terrace, The Watton Brecon, S. Wales.
6111	Feb. 1911	*EVANS, MONTAGU	4, Thurleigh Road, Wandsworth Common, S.W.
6233	Oct. 1911	*EVANS, PHILIP	3, Dagmar Road, S. Norwood, S.E.
3677	Oct. 1900	*EVANS, RUPERT MAURICE	Bank House, Stafford.
6624	Oct. 1912	*EVANS, SAMUEL BOWLIE	109, St. Helen's Avenue, Swansea.
4413	Oct. 1904	*EVERARD, BERNARD	6, Millstone Lane, Leicester.
2516	Nov. 1892	*EVERETT, ARTHUR SHERMAN	14, Victoria Street, S.W.
7149	Oct. 1913	*EVERSHED, ALBURY	Albury House, Burton-on-Trent, Staffs.
5665	Oct. 1909	*EWEN, REGINALD MALCOLM	342, Streatham High Road, S.W.
6625	Oct. 1912	*FAIRCLOUGH, VINCENT	The Gables, Leigh, Lancs.
4679	Oct. 1905	*FAIRWEATHER, NORMAN BLUMER	40, Christchurch Road, Streatham Hill, S.W.
5446	Oct. 1908	*FALKNER, FRANK NINUS	16, Great Marlborough Street, W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*FALKNER, JOHN WILLIAM.. ..	
Oct. 1912	*FARRANT, PERCY.. ..	9, Hammet Street, Taunton, Somerset.
Oct. 1907	*FARRER, JOHN CAMPLIN	2, Coleman Street, E.C.
Oct. 1904	*FARTHING, CHARLES HAROLD	6, Station Yard, Twickenham, Middlesex.
Oct. 1904	*FARWELL, EVELYN WOOD	11, Laura Place, Bath, Somersetshire.
Oct. 1911	*FAULKNER, JOHN DENNIS.. ..	Teddesley Estate Office, Penkridge, Staffs.
Oct. 1911	*FAWCETT, KENNETH MORTIMER	26, Albion Street, Leeds.
Oct. 1910	*FAYERMAN, ALEC GEORGE PERCY, CAPT.	57, The Parade, Leamington, Warwickshire.
Feb. 1913	*FEATHERSTONE, OSWALD	Cheslyn, Chepstow Road, Croydon, Surrey.
Oct. 1905	*FELTHAM, ARTHUR WILLIAM	The Firs, St. Michael's Road, Maidstone.
Oct. 1903	*FENNING, JOHN HENRY	50, Parliament Street, S.W.
Oct. 1909	*FENSOM, REGINALD ROBERT	3, Chanctonbury Road, Hove, Sussex.
(Oct. 1912	*FENTON, FRANK	33, Waverley Terrace, Bradford, Yorks.
Oct. 1910	*FENTUM, CHARLES ALFRED	Valuation Office, 6, Ely Place, Dublin.
Oct. 1912	*FERGUSON, ROBERT	42, Finlay Drive, Dennistoun, Glasgow.
Oct. 1912	*FERGUSON, WILLIAM HARVEY	36, Arthur Street, Belfast.
Oct. 1904	*FERRIS, GEORGE WILLIAM.. ..	218, Pemberton Block, Victoria, British Columbia.
Feb. 1881	FEW, HARRY GARRARD	3E, The Mansions, Bramham Gardens, S.W.
Oct. 1901	*FIELD, LEONARD MARTIN	20, Linden Grove, Gosport, Hants.
Oct. 1910	*FIELD, VICTOR	Whitehall, Longbridge Road, Barking, Essex.
Feb. 1908	*FIELDING, ARTHUR EDWARD BRUCE	22, Park Parade, High Harrogate, Yorkshire.
Oct. 1908	*FIELDING, KENNETH HUBERT	3, Redwell Street, Norwich.
Oct. 1905	*FIFE, JAMES DONALD.. ..	3, Ailsa Road, Westcliff-on-Sea, Essex.
Oct. 1894	*FINCH, CLEMENT ROBERT.. ..	Towerfield, Clarendon Road, Watford, Herts.
Oct. 1904	*FINCH, GEORGE FREDERICK	7, Crouch Hall Road, Crouch End, N.
Oct. 1913	*FINCHAM, EDWARD	60, Clarendon Street, Nottingham.
Oct. 1912	*FINDON, ROBERT	139, Kinfauns Road, Goodmayes, Essex.
Oct. 1912	*FINISTER, HARRY	Town Hall, Ottery St. Mary, Devon.
Oct. 1912	*FIRTH, WILLIAM JAMES, A.M.I.C.E.	5, Shaftesbury Avenue, Street Lane, Roundhay, Leeds.
Oct. 1909	*FISHER, EDWIN GRAINGER	23, Lyndewode Road, Cambridge.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6635	Oct. 1912	*FISHER, JAMES THOMAS	District Valuer's Office, 32, Full Street Derby.
3093	Oct. 1896	*FISHER, ROBERT	10, Fairlight Avenue, Harlesden, N.W.
4683	Oct. 1905	*FISHER, THOMAS ROTELY	Priory Estate Office, Christchurch Hants.
7151	Oct. 1913	*FISHWICK, VICTOR CHARLES	69, Goldington Avenue, Bedford.
6636	Oct. 1912	*FITCH, JOHN THOMAS	City Surveyor's Department, Council House, Birmingham.
4684	Oct. 1905	*FITCH, PHILIP	Engineer's Department, 299, Bart Mitre, Buenos Aires, South America.
4419	Oct. 1904	*FITCH, SIDNEY	District Valuer's Office, High Wycombe Buckinghamshire.
1123	Mar. 1884	FITNESS, JOHN FRANCIS	80, Cheapside, E.C.
5926	Oct. 1910	*FLEMING, HERBERT SIDNEY	48, Grosvenor Road, Westminster, S.W.
7152	Oct. 1913	*FLEW, JOHN LEONARD HARRIS	19, West View, Kingston, Halifax, Yorks.
7153	Oct. 1913	*FLINT, ARTHUR	Valuation Department, Westminster Buildings, Nottingham.
7154	Oct. 1913	*FLITCROFT, PERCY	Kilmorey, The Green, Worsley, near Manchester, Lancashire.
6237	Oct. 1911	*FLOOD ALFRED WILLIAM	119, Knatchbull Road, Camberwell, S.E.
7155	Oct. 1913	*FLOWER, JOHN JAMES, B.A.I.	14, Lower Mallow Street, Limerick.
5927	Oct. 1910	*FLOYD, ARTHUR NOEL	31, Upper Grosvenor Road, Handsworth, Birmingham.
4949	Oct. 1906	*FOLL, WALLACE ARTHUR	Woburn Sands and Toddington, Beds. and Bletchley and Newport Pagnell, Bucks.
5928	Oct. 1910	*FOLLAND, GORDON RADMORE	8, Fort Terrace, Barnstaple, Devon.
6637	Oct. 1912	*FOOT, WILLOUGHBY VICTOR	55, Out Risbygate, Bury St. Edmunds Suffolk.
6238	Oct. 1911	*FORBES, ALEXANDER	Highmoor Lodge, Highmoor Road, Caversham, Oxon.
3989	Oct. 1902	*FORD, C. GRAHAM	Metropolitan Asylums Board, Sheffield House, Sheffield Street, W.C.
7156	Oct. 1913	*FORD, CHARLES WILLIAM ERNEST	St. Wilfreds, Somerset Road, Meadvale, Redhill, Surrey.
6239	Oct. 1911	*FORD, FRANCIS CURTIS	12, Rosemont Mansions, Lithos Road, Finchley Road, N.W.
4050	Oct. 1906	*FORD, RICHARD DICKINS LANCELOT	155, Old Kent Road, S.E.
5928	Feb. 1910	*FORGE, RAYMOND JAMES	Cromwell Lodge, Twickenham, S.W.
1888	Nov. 1890	*FORREST, WILLIAM	Windsor Estate Office, St. Fagans, Cardiff.
4686	Oct. 1905	*FORTUNE, SIDNEY HERBERT	29, Bloomfield Avenue, Bath.
4046	June 1896	*FOSTER, EDWARD CHARLES	54, Pall Mall, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1905	*FOSTER, GAIUS	Architect's Department, London County Council, Spring Gardens, S.W.
Oct. 1909	*§FOSTER, HENRY OSWALD ..	North Cottage, Loughton, Essex.
Oct. 1913	*FOSTER, LEONARD	6, Mexborough Street, Chapeltown, Leeds.
Oct. 1910	*FOSTER, NORMAN BEAUMONT ..	"Northridge," Amptill, Beds.
Oct. 1912	*FOSTER, NORMAN ROE	Glenton House, Little Neston, Cheshire.
Oct. 1900	*¶FOSTER, WALTER.. .. .	54, Pall Mall, S.W.
Oct. 1901	*¶FOSTER, WILLIAM ARTHUR, A.M.I.C.E.	19, Queen Street, Oldham, Lancashire.
Oct. 1912	*FOULDS, JOSEPH	Valuation Department, 3, Offa Street, Hereford.
Oct. 1904	*¶FOULIS, ARCHIBALD KEITH ..	5, Calder Street, Motherwell, N.B.
Oct. 1913	*FOURACRE, FREDERICK WALTER	89, Tollington Park, Finsbury Park, N.
Oct. 1905	*FOWLER, CHARLES K.	Rosslare, Sligo.
Oct. 1911	*FOWLER, ERNEST ELIAS	18, Church Road, Southgate Road, N.
Oct. 1907	*FOWLER, FRANK ARCHIBALD ..	6, Alderbrook Road, Clapham Common, S.W.
Oct. 1910	*FOX, JOHN HARPER GRAHAM ..	Wyndale, Belgrave Parade, Newcastle-on-Tyne.
Oct. 1904	*FRANCE, ARTHUR STANLEY ..	63, Newington Butts, S.E.
Oct. 1911	*FRANCE, REGINALD ROSIER ..	Gwynant, Shortlands, Kent.
Oct. 1906	*FRANCIS, BERNARD	National House, Newgate Street, E.C.
Oct. 1911	*¶FRANCIS, REGINALD HERBERT..	8, John Street, Adelphi, W.C.
Feb. 1902	*¶FRANCIS, RONALD GARNHAM ..	Homecroft, Hills Road, Cambridge.
Oct. 1909	*¶FRANCIS, THOMAS JOHN PHILIP..	Valuer's Department, King's Lynn, Norfolk.
Oct. 1906	*¶FRANKLIN, HERBERT JOHN ..	13, Charing Cross, S.W.
Oct. 1911	*FRASER, ALEXANDER ARTHUR, THE HON. MASTER OF SALTOUN	Philorth, Fraserburgh, Scotland.
Oct. 1913	*FREARSON, THOMAS BINGLEY ..	18, Westwell Road, Streatham Common, S.W.
Oct. 1913	*¶FREE, DOUGLAS WILLIAM	Walton House, Marlborough, Wilts.
Oct. 1910	*¶FREEMAN, DUDLEY SEARLE ..	Waterlake, Chiddingstone, Kent.
Oct. 1911	*FREEMAN, FRANK CONDY	Bushey Cottage, Harlington, Middlesex.
Oct. 1899	*§FREEMAN, GEORGE	Kenmure, Spencer Hill, Wimbledon, S.W.
Oct. 1900	*FREUER, WILLIAM SAMUEL	Great Massingham, King's Lynn, Norfolk.

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7161	Oct. 1913	*FREY, HENRY	17, Ponsonby Terrace, Grosvenor Road, S.W.
3932	Feb. 1902	*FROST, ALFRED CARDAIN ..	Station Gates, Beaconsfield, Bucks.
7162	Oct. 1913	*FROST, ERNEST DAVENALL ..	56, Manchuria Road, Clapham Common S.W.
7163	Oct. 1913	*FROST, PHILIP BLAIR	Independent Buildings, 21, Fargate Sheffield.
6245	Oct. 1911	*FROUD, HAROLD WILLIAM ..	Thorney, Southbourne, Bournemouth.
6641	Oct. 1912	*FULCHER, CHRISTOPHER TURTILL	Deputy Surveyor, Shoreditch Town Hall, Old Street, E.C.
6642	Oct. 1912	*FULFORD, FREDERICK JOHN ..	23, Cricketfield Road, Lower Clapton, N.E.
7164	Oct. 1913	*FULLER, ERNEST BENJAMIN ..	Broomleigh, Deans Grove, Grimsby, Lincs.
6643	Oct. 1912	*FULLFORD, CHARLES GEORGE ..	47, Castle Street, Salisbury.
6644	Oct. 1912	*FULTON-SMITH, GRAEME GART-SHORE	Legh Chambers, 4, Legh Street, Warrington, Lancs.
751	Feb. 1882	FURBER, HENRY AUBREY ..	3, Warwick Court, Gray's Inn, W.C.
6246	Oct. 1911	*FURNISS, GEORGE	H.M. Office of Works, 3, Central Buildings, Westminster, S.W.
6645	Oct. 1912	*FYSH, PERCY WILLIAM	District Valuer's Office (County), Upper Parliament Street, Nottingham.
3992	Oct. 1902	*GAHAN, ROBERT BERESFORD ..	Ballyhemon, Castlecomer, Co. Kilkenny
4424	Oct. 1904	*GALE, HAROLD JAMES	Market Place, Wallingford, Berkshire.
1693	Jan. 1890	*GALSWORTHY, VINCENT SOMERS	29, Fleet Street, E.C.
5670	Oct. 1909	*GAMBELL, PHILIP CLAYTON ..	83, High Street, Newport Pagnell, Bucks.
7165	Oct. 1913	*GAMMON, FRANK LEONARD ..	12, Wilson Road, Southend-on-Sea Essex.
6646	Oct. 1912	*GANDY, HAROLD	Wirksworth, Derby.
5932	Oct. 1910	*GANDY, ROBERT NEWTON ..	The Hollies, Acton Bridge, Cheshire.
7166	Oct. 1913	*GARDNER, HENRY, JUN. ..	Mill Hey, Poulton-le-Fylde, Lancs.
4690	Oct. 1905	*GARDNER, JAMES	19, Grosvenor Road, Richmond, Surrey
5160	Oct. 1907	*GARDNER, PAUL SILVESTER ..	1, York Gate, Regent's Park, N.W.
6247	Oct. 1911	*GARNETT, WILFRED EWART ..	96, Shooters Hill Gardens, Westmoun Road, Eltham Park, S.E.
4691	Oct. 1905	*GARNHAM, EDWIN ALFRED VICKERY	41, Greenhill Road, Harrow, Middlesex

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1894	*GARRETT, ARTHUR BERRY.. ..	42, Poultry, E.C.
Oct. 1912	*GASK, JOHN HAROLD, Lic.R.I.B.A.	Selwyn, Gilnow Park, Bolton, Lancs.
Oct. 1911	*GASSON, BERNARD	1, Pattison Road, Child's Hill, N.W.
Oct. 1913	*GASSON, NORMAN	Benson House, Wolverhampton Street, Dudley, Worcestershire.
Oct. 1912	*GASSON, STANLEY	Douglas Villa, Osmaston Road, Derby.
Oct. 1908	*GATES, ERNEST HARRY	49, Leander Road, London Road, Thornton Heath, Surrey.
Oct. 1912	*GAWTHORP, HAROLD ARTHUR	6, Moreton Road, South Croydon, Surrey.
Oct. 1907	*GAY, FRANK.. .. .	Nyth, Squirrel's Heath Avenue, Romford, Essex.
Oct. 1897	*GAYER, ALFRED EDWARD	Helio, Denmark Road, Guildford, Surrey.
Feb. 1913	*GEAKE, HERBERT	Estate Office, Chandler's Ford, Hants.
Oct. 1904	*GEE, FREDERIC GEORGE	Westcliff, Cliffe Road, Strood, Kent.
Oct. 1903	*GENDERS, PERCY ROBERT	c/o Chief Surveyor, L.T.O., Regina, Saskatchewan, Canada.
Oct. 1907	*GEORGE, FREDERICK ALBERT ..	City Surveyor's Office, Guildhall, E.C.
Oct. 1910	*GERRARD, GEORGE	34, Bettridge Road, Fulham, S.W.
Oct. 1912	*GIBBINGS, OLIVER DURANT ..	30, Lowther Street, Carlisle.
Oct. 1907	*GIBBINGS, THOMAS STANLEY ..	Brownwick, King's Road, Alton, Hants.
Oct. 1905	*GIBSON, ALAN KEITH.. ..	Shirburn Estate Office, Shirburn, Wallingford, Oxon.
Oct. 1912	*GIBSON, GEORGE PATERSON ..	26, Rosemont Road, Acton, W.
Oct. 1913	*GIBSON, WILLIAM	26, Rosemont Road, Acton, W.
Oct. 1906	*GIFFIN, CHARLES WILLIAMS ..	South View, Letchworth, Hertfordshire.
Oct. 1908	*GIFFORD, EGMONT AUGUSTUS ..	109, Mount Street, W.
Oct. 1913	*GILBERT, ERNEST MARK	Brooklyn, Enfield Highway, Middlesex.
Oct. 1894	*GILBERT, JOHN SAINSBURY ..	70, Queen Street, Cheapside, E.C.
Feb. 1904	*GILBERT, SAMUEL HOWELL ..	Messrs. Norton, Trist, and Gilbert, 70, Queen Street, Cheapside, E.C.
Oct. 1907	*GILBERT-LODGE, LEICESTER JAMES GARFIELD	32, Caterham Road, Lewisham, S.E.
Oct. 1909	*GILBEY, PERCY HAMMOND.. ..	19, Bradford Road, Ilford, Essex.
Oct. 1911	*GILES, CHARLES MALCOLM.. ..	Post Office, Nairobi, British East Africa.
Oct. 1906	*GILL, WILLIAM PHILIP	64, Dyke Road, Brighton.

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7171	Oct. 1913	*[GILLER, GEORGE SAMUEL	3, Lansdown, Stroud, Gloucestershire.
5934	Oct. 1910	*[GILLETT, EDWARD BAILEY.. ..	Colyton, Leigham Court Road, Streat- ham, S.W.
6250	Oct. 1911	*GILLETT, SIDNEY ERIC	The Homestead, Carshalton Road Sutton, Surrey.
6653	Oct. 1912	*GILLITT, JOHN	64, Sandridge Road, St. Albans, Herts
5453	Oct. 1908	*GIMSON, MARTIN.. ..	White House, Clarendon Park, Leicester
5672	Oct. 1909	*GINGELL, JOHN TAYLOR	Stone Hall, Little Hallingbury, Bishop's Stortford, Herts.
6251	Oct. 1911	*GIRON, LOUIS FRANCIS	5, Charleville Road, N.C. Road, Dublin.
5454	Oct. 1908	*GIRVEN, FREDERICK WILLIAM ..	Surveyor's Dept., R.D.C. Offices, Easington, Co. Durham.
6252	Oct. 1911	*GLASIER, PHILIP MANNOCK ..	Grafton House, 12 and 13, Grafton Street, Piccadilly, W.
6253	Oct. 1911	*[GLEDHILL, JAMES HERBERT ..	225, Beckenham Road, Penge, S.E.
6447	Feb. 1912	*[GLEDHILL, SIDNEY VERITY ..	The Oasis, Nelson Road, Lexden, Colchester, Essex.
3835	Oct. 1901	*GLEED, HERBERT ALEXANDER..	8 and 9, Martin's Lane, Cannon Street, E.C.
4695	Oct. 1905	*[GLENN, GEORGE FREDERICK ..	42, Poultry, E.C., and West Byfleet Surrey.
6654	Oct. 1912	*[GLOVER, CECIL MILLER	Warwick Road, Olton, Warwickshire.
3378	Oct. 1898	*GOADBY, JOSEPH STUBBINS ..	London County Council, 9, Spring Gardens, S.W.
5165	Oct. 1907	*[GODDARD, FREDERICK BROKEN- SHIRE, A.M.I.C.E.	31, Gresham Road, Brixton, S.W.
5935	Oct. 1910	*GODDARD, HENRY GEORGE FREDERICK	14, Hammet Street, Taunton.
5936	Oct. 1910	*[GODFREY-PAYTON, ARTHUR ..	The Bridge House, Warwick.
5455	Oct. 1908	*[GODFREY-PAYTON, WALTER ..	The Bridge House, Warwick.
5456	Oct. 1908	*GODWIN, CHARLES FISHER.. ..	Ravenscroft, All Saints' Road, New- market, Cambridgeshire.
4959	Oct. 1906	*GOFF, WILLIAM SETTEN	167, Richmond Road, Cardiff.
6254	Oct. 1911	*[GOLBY, ROBERT EDMUND.. ..	93, Malvern Road, Kilburn, N.W.
6255	Oct. 1911	*[GOLD, PATRICK HUGH.. ..	33, Poultry, E.C.
5673	Oct. 1909	*GOODALL, ERIC WILLIAM ALD- RICH	Hardy Grange, Eldwick, Bingley, York- shire.
4175	Oct. 1903	*[GOODWIN, HENRY ERNEST.. ..	43, Ivydale Road, Nunhead, S.E.
4176	Oct. 1903	*GOODWIN, PERCY WORTHINGTON	Copston, Hinckley, Leicestershire.
6655	Oct. 1912	*GOODY, GILBERT ALEXANDER ..	Agricultural College, Uckfield, Sussex.
6656	Oct. 1912	*GOPAL, RAM, M.A.	Director of Agriculture, Srinagar, Kashmir, India.
4177	Oct. 1903	*GORE, GEORGE PYM	81, Bondgate, Darlington, Durham.
956	May 1883	GORE, WILLIAM JOLL.. ..	205, Wardour Street, W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*¶ GORSE, FRANK	160, Grenville Street, Edgeley, Stockport, Cheshire.
Oct. 1909	*¶ GOSNEY, STANLEY HARRY .. .	44, Addiscombe Road, Croydon.
Oct. 1912	*¶ GOSSLING, RUPERT EMERSON .. .	8, Earlam Grove, Wood Green, N.
Oct. 1904	*¶ GOTELEE, GUY STANLEY .. .	20, Mill Street, Bedford.
Oct. 1907	*GOULD, GEORGE HARRY BER- TRAM	63, Station Road, Clacton-on-Sea, Essex.
Oct. 1901	*GOULD, HARMER	16, Grove Parade, High Road, East Finchley, N.
Oct. 1908	*¶ GOULDER, ARTHUR CHRISTOPHER	Walter House, 418, Strand, W.C.
Oct. 1912	*GOULDING, GEORGE DIXON .. .	2, Mount Road East, Sunderland, Durham.
Oct. 1912	*GOULDING, WILLIAM WHITTAKER	8, Marshall Road, Levenshulme, Manchester.
Oct. 1911	*¶ GOW, DAVID NEIL	48, Chandos Road, Willesden Green, N.W.
Oct. 1905	*GOWLLAND, STEPHEN LEVERSHA	17, Tunley Road, Upper Tooting, S.W.
Oct. 1912	*GRABHAM, STANLEY	109, Oxford Road, Linthorpe, Middlesbrough, Yorkshire.
Oct. 1910	*¶ GRACE, EDWARD NATHANIEL .. .	Kendalls Building Estate Office, Radlett, Herts.
Oct. 1905	*¶† GRAHAM, HENRY CECIL	5, Great College Street, Westminster Abbey, S.W.
Oct. 1912	*GRAHAM, PERCY GORDON	3, Rosebery Crescent, Jesmond, Newcastle-on-Tyne.
Oct. 1910	*GRAIN, HENRY HERBERT BRETT	66, St. Andrew's Street, Cambridge.
Feb. 1908	*GRAIN, PETER BOVILL	66, St. Andrew's Street, Cambridge.
Oct. 1913	*¶ GRANT, HERBERT MITCHELL .. .	43, Rose Crescent, Perth.
Oct. 1906	*GRANT, JOHN YATES	The White House, Maybury, Woking.
Dec. 1889	*GRANT, JOSEPH	16, Addiscombe Road, Croydon.
Oct. 1910	*¶ GRANT, LESLIE THOMAS	Lornesta, Kersfield Road, Putney Hill, S.W.
Oct. 1911	*GRANTHAM, WILLIAM HUBERT .. .	67, Russell Road, Whalley Range, Manchester.
Oct. 1912	*GRAY, ARCHIBALD MORRIS	County Surveyor's Office, The Castle, Winchester.
Oct. 1913	*GRAY, JOHN BYWELL	19, Crowtree Road, Sunderland, Co. Durham.
Oct. 1893	*GRAY, PERCY WILLIAM	29, St. Andrew's Street, Cambridge.
Oct. 1912	*GRAY, WILFRID JOHN	38, Millicent Road, West Bridgford, Nottingham.

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4700	Oct. 1905	*¶ GRAY, WILLIAM EDWARD	4, St. Margaret Street, Canterbury.
6665	Oct. 1912	*GREEN, THOMAS FRANK, A.R.I.B.A.	12, Richborough Road, Cricklewood N.W.
1418	Dec. 1887	*GREEN, THOMAS JOHN	13, King Street, Maidstone.
7174	Oct. 1913	*GREEN, WALTER GODFREY	3, Heathfield Road, Acton, W.
1230	Dec. 1884	*GREENOP, EDWARD, F.R.I.B.A. ..	Falcon Court, 32, Fleet Street, E.C.
5941	Oct. 1910	*GREENOUGH, HARRY	74, Northfield Terrace, Wibsey, Bradford Yorkshire.
3230	Oct. 1897	*GREENWOOD, ERNEST	360, High Road, Chiswick, W.
6112	Feb. 1911	*GREENWOOD, JOSEPH	20, Queen's Road, Keighley, Yorkshire
7175	Oct. 1913	*GREENWOOD, WILLIAM	Victoria Chambers, Blackburn.
5942	Oct. 1910	*GREGORY, CHARLES HENRY	7, Union Court, Old Broad Street, E.C.
6259	Oct. 1911	*¶ GREGORY, DOUGLAS	Buena Vista, Penrhyn View, Colwyn Bay, N. Wales.
7176	Oct. 1913	*GREGORY, FRANK	Estate Office, Cheswardine, Market Drayton, Salop.
6260	Oct. 1911	*GREGORY, WILLIAM JAMES	56, Walton Road, Chesterfield.
6666	Oct. 1912	*GREGSON, JOHN HAWKSWORTH ..	Astley Bank, 45, Scarisbrick New Road Southport, Lancs.
4962	Oct. 1906	*¶ GRELLIER, GORDON HARLEY	6, Queen Anne's Gate, Westminster S.W., and Epsom, Surrey.
6667	Oct. 1912	*¶ GREY, GEORGE FORBES	4, Normanston Road, Oxtou, Cheshire
168	Oct. 1907	*¶ GREY, GEORGE WILLIS, Lic.R.I.B.A.	48, Cranbourn Street, W.C.
4178	Oct. 1903	*GRIERSON, JOHN CAMPBELL	Carperby, Mount Wood, Prenton Hill Cheshire.
5678	Oct. 1909	*¶ GRIFFIN, HAROLD, JUN.	54, High Street, Battersea, S.W., and 19, Coleman Street, E.C.
5679	Oct. 1909	*GRIFFITH, FRANK STANLEY	Tregurrian, Friern Lane, Whetstone, N
7177	Oct. 1913	*GRIFFITH-ROBERTS, THOMAS WILLIAM	Windsor House, Windsor Place, Shrewsbury.
5458	Oct. 1908	*GRIFFITHS, CHARLES HENRY WILLIAM	Seaward, Exmouth, Devon.
2522	Nov. 1892	*GRIGGS, HENRY JENNER, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Monmouthshire.
6261	Oct. 1911	*¶ GRIMWADE, FREDERICK CLIVE ..	Orwell House, Campden Road, Croyd
1076	Jan. 1884	GRIMWADE, HENRY	Colchester, Essex.
6668	Oct. 1912	*¶ GRIMWOOD, HERBERT GEORGE ..	Tankerville House, Norwich Road Ipswich.
5943	Oct. 1910	*GRIPPER, EDWARD CUTBUSH	District Valuer's Office, 28, High West Street, Dorchester.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1904	*¶ GRIPPER, JOHN BELL.. ..	c/o Stevens & Gregson, 32, Victoria Street, S.W.
Oct. 1909	*¶ GROGAN, HAROLD KEITH	Post Office, Nairobi, British East Africa.
Oct. 1910	*¶ GROGAN, RICHARD LAWRENCE REMY	30, Nassau Road, Barnes, S.W.
Oct. 1909	*GROSER, ARTHUR HUGH	6, Ely Place, Dublin.
Oct. 1900	*GROVE, RICHARD THOMAS.. ..	Lincluden, Beaumont Road, Wimbledon Park, S.W.
Oct. 1909	*GROVER, LUKE MONTAGU	P.O. Box 328, Lagos, Nigeria.
Oct. 1909	*GUDE, CHARLES, JUN.	39, Kimbolton Road, Bedford.
Oct. 1913	*† GUDGEON, GEORGE HAROLD	St. Aubyns, Cromwell Road, Basingstoke, Hants.
Feb. 1913	*GUIVER, DUDLEY.. ..	Cumberland Lodge, Derby Road, Ponders End, Middlesex.
Feb. 1907	*¶ GUMBRELL, LEONARD BARTON.. ..	64, King Edward's Grove, Teddington, Middlesex.
Oct. 1913	*GURNER, VICTOR THORNTON	114, Wightman Road, Harringay, N.
Feb. 1900	*GURNEY, RONALD GEORGE	Ledbury Rural District Council, Ledbury, Herefordshire.
Oct. 1910	*GURNEY, SIDNEY JOHN	21, High Street, Hanley, Staffs.
Feb. 1913	*HACK, ADRIAN HENRY	The Knoll, Holmwood, Surrey.
Oct. 1911	*¶ HACKETT, WILLIAM JENNENS	47, Cavendish Place, Newcastle-on-Tyne.
Oct. 1912	*HADFIELD, EDWARD	Newcroft, Lostock Road, Davyhulme, Manchester.
Oct. 1905	*¶ HAGGER, ALBERT JAMES	25, Gerald Road, Bournemouth.
Oct. 1903	*HAGGER, GEORGE JOHN	Railway Approach, Worthing, Sussex.
Oct. 1913	*HAGGIS, ERNEST VICTOR	Crofton, Milbourne Lane, Esher, Surrey.
Oct. 1912	*HAGGIS, PERCY	"Crofton," Milbourne Lane, Esher, Surrey.
Oct. 1911	*¶ HAILEY, VICTOR.. ..	Delamere, Great Wymondley, Stevenage, Herts.
Oct. 1910	*HAINES, ALFRED HUBERT	The Agricultural College, Wye, Kent.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3996	Oct. 1902	*HALE, FRANCIS EDWARD	52, Fisherton Street, Salisbury.
6672	Oct. 1912	*HALL, CYRIL ALBERT	Survey Office, Nairobi, British East Africa.
6448	Feb. 1912	*HALL, ERNEST WILLIAM	79, Canfield Gardens, N.W.
6673	Oct. 1912	*HALL, HAROLD LONDESBOURGH	Studholme, Healey, Batley, Yorks.
6674	Oct. 1912	*HALL, HERBERT WILLIAM	34, Sandringham Road, Tue Brook Liverpool.
6675	Oct. 1912	*HALL, JAMES	Valuation Department, 2, Victoria Place, Carlisle.
4181	Oct. 1903	*HALL, MONTAGUE PRESTON	38, Chancery Lane, W.C.
5947	Oct. 1910	*HALL, RODERICK GLENDINNING	84, Victoria Drive, Eastbourne.
5948	Oct. 1910	*HALL, SIDNEY	22, Finsbury Square, E.C.
2956	Oct. 1895	*HALL, THOMAS BIDDLE	Hoxne, near Eye, Suffolk.
7181	Oct. 1913	*HALL, WALTER HOWARD	46, Queen's Road, Finsbury Park, N.
4704	Oct. 1905	*HALLAM, FRANK VINCENT	55, Adolphus Road, Finsbury Park, N.
5170	Oct. 1907	*HALLIDAY, GEORGE ARTHUR	4, Goodmayes Avenue, Goodmayes Essex.
5171	Oct. 1907	*HALSE, SIDNEY JOSEPH	13, Yuen Ming Road, Shanghai.
6264	Oct. 1911	*HAMILL, JOHN	36, Beaumont Street, Oxford.
6676	Oct. 1912	*HAMILTON, JAMES EASTWOOD	16, Lavender Gardens, Lavender Hill S.W.
770	Feb. 1882	HAMILTON, JOHN PAYNTER	64 and 65, Coleman Street, E.C.
5172	Oct. 1907	*HAMLYN, ERIC HENLEY	5, Great College Street, Westminster S.W.
5685	Oct. 1909	*HAMLYN, JACK	Rivermead, Bray, Berks.
6677	Oct. 1912	*HAMMERTON, REGINALD SYDNEY	c/o Tarrant Bryans & Co., Weybridge Surrey.
7182	Oct. 1913	*HAMMICK, GEORGE FREDERICK	Harlech, Merionethshire, N. Wales.
6678	Oct. 1912	*HAMMOND, EDMUND BLAND	53, Pollard Lane, Bradford, Yorks.
6964	Feb. 1913	*HAMMOND, ERNEST WILLIAM FROST	5, Dollis Road, Church End, Finchley, N.
5839	Oct. 1910	HAMMOND, GEORGE ADDISON	136, Brownhill Road, Catford, S.E.
5949	Oct. 1910	*HAMMOND, JOHN BERNARD	District Valuer's Office, 20, South Parade, Doncaster, Yorkshire.
3689	Oct. 1900	*HANCOCK, HENRY SYDNEY, JUN.	Sydney Place, St. Austell, Cornwall.
6265	Oct. 1911	*HANDS, FREDERICK ARTHUR	3, Rangemore Street, Burton-on-Trent Staffs.
2525	Nov. 1892	*HANKINSON, FRANCIS HENRY	Richmond Chambers, Bournemouth.
5173	Oct. 1907	*HANNON, JOHN MICHAEL	9, Spring Gardens, S.W.
6266	Oct. 1911	*HARDIE, EBENEZER ROBERT	9, Sunbury Avenue, Newcastle-on-Tyne.
2675	Oct. 1894	*HARDIMAN, HARRY	70, Goddington Road, Strood, Kent.
1419	Dec. 1887	*HARDING, FREDERICK ALLCROFT	Willis's Rooms, King Street, St. James Square, S.W.
7184	Oct. 1913	*HARDING, GEORGE POOL	The Sundial, Glenbuck Road, Sunbiton, Surrey.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1895	*HARDWICK, ARTHUR JESSOP ..	Eagle Chambers, Kingston-on-Thames, Surrey.
Feb. 1913	*HARDY, ALAN	Grimeshill Estate Office, Middleton, Kirkby Lonsdale, Westmorland.
Feb. 1907	*HARGREAVES, LEOPOLD REGINALD, B.A.	Cuffnells, Lyndhurst, Hampshire.
Oct. 1900	*HARLOW, WILLIAM WYATT RIDGWAY, A.M.I.C.E. ..	City Surveyor's Office, Carlisle.
Oct. 1909	*HARPUR, FRED.	197, Severn Road, Cardiff.
Oct. 1910	*HARRIS, CHARLES FRANCIS NORMAN	22, Carlton Road, Putney, S.W.
Oct. 1901	*HARRIS, DOUGLAS	8, Duke Street, Adelphi, W.C.
Oct. 1909	*HARRIS, HORACE SAMUEL ..	12, Shrubbery Villas, Bushey Road, Sutton, Surrey.
Oct. 1913	*HARRIS, WILFRED HENRY ..	33, Sydner Road, Stoke Newington, N.
Oct. 1895	*HARRISON, ARTHUR	69 and 70, High Street, Stockton-on-Tees, Durham.
Oct. 1895	*HARRISON, CYRIL H. GILMORE ..	Swynnerton Estate Office, Stone, Staffs.
Oct. 1901	*HARRISON, ERNEST	Nether Burrow, Kirkby Lonsdale, Westmorland.
Oct. 1912	*HARRISON, FRANK FOX	51, Lower Hall Lane, Walsall, Staffs.
Oct. 1905	*HARRISON, HAMILTON PAYN ..	Government Survey Department, Colombo, Ceylon.
Feb. 1898	*HARRISON, HENRY BEAUCHAMP	Sutton Benger, Chippenham, Wilts.
Oct. 1912	*HARRISON, NORMAN SIMONS ..	Hurn Lodge, Beverley, East Yorkshire.
Feb. 1907	*HARRISON, PERCY WALTON ..	Wiharegama, Matale, Ceylon.
Oct. 1911	*HART, ARTHUR REGINALD GLENDOWER	Survey Department, Uganda.
Oct. 1908	*HART, HERBERT EDWARD ..	Debden Road, Saffron Walden, Essex.
Oct. 1913	*HART, ROBERT	Hillcrest, Radcliffe New Road, Whitefield, Manchester.
Oct. 1913	*HARTLAND, KENNETH WRIGHT ..	1, St. Ronans Avenue, Redland, Bristol.
Oct. 1912	*HARTLEY, RICHARD BASIL RUTHERFORD	26, Brazennose Street, Manchester.
Oct. 1912	*HARTRIDGE, ELIOT NOËL	Conishead, Chatsworth Road, Croydon.
Oct. 1895	*HARVEY, FREDERICK CHARLES ..	1, Frithknowle Villas, Brockhurst Road, Gosport, Hampshire.
Oct. 1910	*HARVEY, JAMES MOREWOOD ..	Creglorne, Londonderry.
Oct. 1912	*HARVEY, WILLIAM AYTON	5, Malwood Road, Balham Hill, S.W.
Oct. 1912	*HASKINS, FREDERICK CYRIL ..	Kenmore, Thrale Road, Streatham Park, S.W.
Oct. 1905	*HASLEHUST, ERIC THOMASSET ..	Manor Office, Yealmpton, S. Devon.

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3380	Oct. 1898	*HASSETT, REGINALD CHARLES ..	42, High Road, Kilburn, N.W.
5690	Oct. 1909	*HATT, WALTER	Ipsden Grove, Baddow Road, Chelmsford.
5691	Oct. 1909	*HATTON, JOHN DOUGLAS	Kilburn House, Aylestone Hill, Hereford.
6686	Oct. 1912	*HAUGHTON, CECIL	21, Crown Lane, Bromley, Kent.
2585	Oct. 1893	*HAWES, FREDERICK KIRK.. ..	The Elms, Lowthorpe, Driffield, E. Yorkshire.
4435	Oct. 1904	*HAWKE, ROLAND WELSTEAD ..	Valuer's Office, 59 and 60, West Stockwell Street, Colchester.
7188	Oct. 1913	*HAWKER, GILBERT VICTOR ..	St. Peter's Chambers, Bournemouth, Hampshire.
7189	Oct. 1913	*HAWKINS, WILLIAM JOSEPH ..	Land and Estate Branch, Port of London Authority, Victoria Embankment, E.C.
7190	Oct. 1913	*HAY, ROBERT STEPHEN	Salisbury House, Acre Street, Nairn, N.B.
6113	Feb. 1911	*HAY, WILLIAM GEORGE	3, Brookfield Park, Croftdown Road, N.W.
5692	Oct. 1909	*HAYBITTLE, RICHARD WILLIAM..	Maplehurst, 23, Dorset Road, Ealing, W.
5175	Oct. 1907	*HAYES, FREDERICK PERCY ..	The Thornes, New Road, Chesham, Bucks.
4186	Oct. 1903	*HAYLLAR, SIDNEY HAYLLAR ..	c/o Sadler and Baker, Camberley, Surrey.
6687	Oct. 1912	*HAYLOCK, HENRY EVENNETT ..	Bailey Cottage, Radcliffe - on - Trent, Notts.
7191	Oct. 1913	*HAYNES, ALGERNON RICHARD..	43, Bridge Street, Brigg, Lincs.
7192	Oct. 1913	*HAYNES, ARTHUR EDWARD NORMAN	5, Grayshott Road, Lavender Hill, S.W.
3841	Oct. 1901	*HAYWARD, ARTHUR BALDWIN ..	14, John Street, Adelphi, W.C.
4711	Oct. 1905	*HAYWARD, ARTHUR LATEWOOD..	Davington House, Faversham, Kent.
6688	Oct. 1912	*HAYWARD, FRANK	5, Waterloo Street, Birmingham.
4436	Oct. 1904	*HAYWARD, JOSEPH	Chitterne House, Codford, S.O., Wilts.
5693	Oct. 1909	*HAYWARD, WILLIAM HANSELL..	9, Eastern Road, Romford, Essex.
6690	Oct. 1912	*HAZELTINE, CHARLES ALBERT, A.M.I.C.E.	41, Downhills Park Road, West Green, M.
4437	Oct. 1904	*HAZLETT, JOHN JOSEPH	Estate Commission Office, Upper Merion Street, Dublin.
6691	Oct. 1912	*HEAD, HAROLD GEORGE	246, Willesden Lane, N.W.
3234	Oct. 1897	*HEAD, WILLIAM ALFRED	43 and 45, Durham Street, Vauxhall, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*HEALE, CHARLES HENRY ROSS ..	St. Peter's Vicarage, Williton, Taunton.
Oct. 1907	*HEALY, HARRY PRINCE	94, Castlewood Road, Stamford Hill, N.
Oct. 1907	*¶ HEATH, SIDNEY HOWARD	Granville House, 3, Arundel Street, Strand, W.C.
Oct. 1912	*HEATON, GUY	5, Myddleton Road, Uxbridge, W.
Oct. 1910	*HEATON, HERBERT	204, Deepdale Road, Preston.
Oct. 1912	*¶ § HEAVEN, FRANK HENRY, A.R.I.B.A. ..	39, Coronation Street, Aberkenfig, Bridgend, Glamorgan.
Dec. 1885	*HEBBLETHWAITE, CHAS. HENRY	10, Waterhouse St., Halifax, Yorkshire.
Oct. 1901	*¶ HEBDEN, FRANCIS RADCLIFFE ..	Valuer's Department, Inland Revenue, Shoot-up-Hill, Cricklewood, N.W.
Dec. 1883	HEBDEN, GEORGE RADCLIFFE ..	4, Churchfield Road, East Acton, W.
Dec. 1880	HEDGER, ARTHUR CONSTANTINE	New Inn Passage, Aldwych, W.C.
Oct. 1910	*HEDLEY, REGINALD THOMAS FENWICK	31A, Colmore Row, Birmingham.
Oct. 1907	*¶ HEDLEY, THEODORE FENWICK ..	1, Elms West, Sunderland, Co. Durham.
Oct. 1910	*HEELAS, RAYMOND JOHN	24, Alexandra Road, Gloucester.
Oct. 1907	*HEELEY, JOE	Estate Department, Euston Station, N.W.
Nov. 1892	*† HELLICAR, GEORGE THOMAS ..	47, Woodberry Grove, Finsbury Park, N.
Oct. 1912	*¶ HEMMING, JESSE CLIFFORD ..	Seabourne House, Redditch, Worcester.
Oct. 1912	*¶ HEMMONS, BERNARD	10, Cambridge Park, Twickenham, Middlesex.
Oct. 1913	*¶ § HEMPSON, LEONARD AMIS ..	Spring Vale, Ipswich, Suffolk.
Oct. 1910	*HENDERSON, JOHN ALEXANDER	Casslands, Springwell Road, Tonbridge, Kent.
Oct. 1911	*HENDERSON, LIONEL EDWARD ..	Norhurst, Streatham Common North, S.W.
Oct. 1910	*¶ HENDERSON, PERCY CHARLES ..	90, North Side, Clapham Common, S.W.
Oct. 1907	*HENDERSON, REGINALD ALFRED	15, Randall Road, Clifton, Bristol.
Oct. 1905	*HENDRA, ALBERT JOHN	London County Council, 9, Spring Gardens, S.W.
Oct. 1912	*¶ HENDRIE, ROBERT JOHN	56, Love Street, Paisley.
Oct. 1913	*¶ HENDY, ALFRED	107, Noel Street, Nottingham.
Feb. 1906	*¶ HENNELL, CHARLES MURRAY	Fox Oak, Walton-on-Thames, Surrey.
Apr. 1883	HENRY, EDWARD HUGH	73, High Street, Clapham, S.W.
Oct. 1904	*¶ HENSON, FREDERICK JASPER ..	5, Mount Street, W.
Oct. 1912	*HEPPEL, FRANCIS HENRY, A.R.I.B.A.	27, St. George's Square, Worcester.
Oct. 1913	*HEPPER, EDWARD RAYMOND ..	Woodcote, Wood Lane, Headingley, Leeds.
Oct. 1905	*¶ HEPWORTH, ERNEST ALFRED ..	75, Princess Street, Manchester.

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6699	Oct. 1912	*HERDMAN, THOMAS ADAM..	"Tynedale," Westerhope, nr. Newcastle-on-Tyne.
6271	Oct. 1911	*HERRING, ERNEST LEONARD ..	54, Seamoor Road, Bournemouth, W.
6966	Feb. 1913	*HEWETT, FRANK CHARLES..	71, Abingdon Road, Kensington, W.
7196	Oct. 1913	*HEWITT, DONALD	Rowsley, Bramhall, Cheshire.
4440	Oct. 1904	*H[EWITT, FRANK	Karachi, The Drive, Coulsdon, Surrey, and 4, Lancaster Place, Strand, W.C.
7197	Oct. 1913	*H[EWLITT, HORACE JAMES..	76, Mexfield Road, Putney, S.W.
5950	Oct. 1910	*H[HEYWOOD, REGINALD ..	Hall Lane, Longton, near Preston, Lancashire.
6700	Oct. 1912	*H[IBBS, NORMAN HADLEY ..	Rosslyn, Firs Glen Road, Bournemouth, Hants.
3343	Oct. 1901	*HICKMAN, ARTHUR MURHALL ..	Pride Hill Chambers, Shrewsbury.
4716	Oct. 1905	*HICKMAN, FRANK DAVIS ..	P.O. Box 1169, Johannesburg, S. Africa.
6701	Oct. 1912	*HICKMAN, HENRY RICHARD ..	18, Belsize Avenue, West Ealing, W.
5182	Oct. 1907	*H[ICKS, ARTHUR LESLIE ..	Inland Revenue, Westminster Buildings, Nottingham.
948	May 1883	HICKS, STANLEY (<i>Professional Associate of Council</i>) ..	29, Lincoln's Inn Fields, W.C.
6702	Oct. 1912	*H[ICKS, STANLEY VVYVIAN..	29, Lincoln's Inn Fields, W.C.
2963	Oct. 1895	*HICKS, WILLIAM ROOKE, A.M.I.C.E.	Town Hall, Ealing, W.
3693	Oct. 1900	*H[IDER, SYDNEY WILLIAM..	80, Upper Tollington Park, Stroud Green, N.
4441	Oct. 1904	*HIGHWAY, EVON.. ..	Glenfin Cottage, White Rose Lane, Woking, Surrey.
6703	Oct. 1912	*HILL, STANLEY	10, Cranworth Road, Winchester.
7198	Oct. 1913	*H[ILL, THOMAS CUTHBERTSON ..	Helvellyn, Ambleside Avenue, Streatham, S.W.
6704	Oct. 1912	*HILL, THOMAS GOUNDREY..	2, Frenchay Road, Oxford.
3694	Oct. 1906	*HILLIARD, HUGH NEVILLE..	Chelmsford.
7199	Oct. 1913	*HILLMAN, ALFRED KAMMEYER..	11, Portland Street, Southampton.
6705	Oct. 1912	*HILLS, WALTER VAUGHAN ..	95, Mount Pleasant Lane, Upper Clapton, N.E.
7200	Oct. 1913	*H[ILLYER, JAMES EXCELSIOR ..	223, Philip Lane, Tottenham, N.
6706	Oct. 1912	*HILTON, OSWALD	Surveyor's Department, Council House, Hounslow, Middlesex.
3546	Oct. 1899	*HINDMARSH, MICHAEL ANSELM..	St. Catherine's Farm, Skelton, York.
5960	Oct. 1910	*H[INE, ERNEST DARYLL ..	5, Waterloo Place, S.W.
4967	Oct. 1906	*H[INE, STANLEY GORDON ..	Newnham, Harpenden, Hertfordshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*§HINES, GERALD	"Warriston," East Boldon, Newcastle-on-Tyne.
Oct. 1908	*HINGLEY, JOSEPH BLOOMER ..	Bank Chambers, Nuneaton, Warwickshire.
Oct. 1912	*HINXMAN, ROLAND	Kitnocks, St. Thomas Street, Winchester.
Oct. 1911	*HIPKIN, JOHN	317, East India Dock Road, Poplar, E.
Oct. 1900	*HIPSLEY, FREDERIC WILLIAM ..	102, Edwards Road, Erdington, Birmingham, Warwickshire.
Oct. 1912	*HIRST, BYROM	6, Dunedin Road, Ilford, Essex.
Oct. 1913	*HIRST, CHARLES HENRY	1, Waring Avenue, Birkenhead, Cheshire.
Oct. 1909	*HIRST, WILLIAM FREDERICK ..	Claremont, Rothwell, near Leeds.
Oct. 1913	*HITCHINS, STEPHEN	75, Hillfield Park, Muswell Hill, N.
Oct. 1912	*HITCHINS, WALTER WILLIAM ..	University College, Reading
Oct. 1911	*HOBBS, REGINALD ARTHUR ..	Trevethin, Dixon Road, Monmouth.
Oct. 1911	*HOBBS, WILLIAM BEDO	St. Mary's, Church Road, Willesborough, nr. Ashford, Kent.
Oct. 1904	*HOBSON, FREDERICK VACHELL..	Messrs. Hobson, Richards and Co., 79, Coleman Street, E.C.
Oct. 1909	*HOBSON, REGINALD BERESFORD	79, Coleman Street, E.C.
Oct. 1912	*HOCKLEY, GEORGE WILLIAM ..	Estate Office, Boreham House, Chelmsford.
Nov. 1890	*HODGKINSON, JAMES HENRY ..	23, Delamere Street, Ashton-under-Lyne, Lancashire.
Oct. 1913	*HODGKINSON, NORMAN JOSEPH..	Hillcote, Yorke Road, Reigate, Surrey.
Oct. 1896	*HODGSON, ARCHIBALD SANFORD	Westons Place, Warnham, Sussex.
Oct. 1913	*HODGSON, CYRIL ARTHUR GODWIN	Forelands Farm, Stratfield Saye, Hants.
Oct. 1907	*HODSON, ANTHONY GEORGE ..	106, Ditchling Rise, Brighton.
Oct. 1907	*HODSON, FREDERIC HENRY ..	26, Pretoria Road, Streatham Park, S.W.
Oct. 1913	*§HODSON, HENRY MOULTON ..	Oak Villa, Bromborough, Cheshire.
Oct. 1903	*HOLBECH, NIGEL LAURENCE ..	21, Bennett's Hill, Birmingham.
Oct. 1902	*HOLBECH, ROBERT CECIL.. ..	18, Bennett's Hill, Birmingham.
Oct. 1897	*HOLBROW, HERBERT OLIVER ..	44, St. Mathew's Road, Cotham, Bristol.
Oct. 1913	*HOLDEN, NORMAN	Plymouth Estate Office, St. Fagans, near Cardiff.
Oct. 1907	*HOLDFORTH, HAROLD.. .. .	4, Mosley Street, Newcastle-on-Tyne.
Oct. 1903	*HOLDITCH, CHARLES STANLEY ..	Kylemore, Keyberry Park, Newton Abbot, Devonshire.
Oct. 1910	*HOLE, WILLIAM GERALD	Bovey Tracey, S. Devon.
Oct. 1908	*HOLFORD, SHELLEY	Pinners Hall, Old Broad Street, E.C.

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7208	Oct. 1913	*HOLLIDAY, GEORGE	34, Denison Road, Brentham, Ealing W.
4717	Oct. 1905	*HOLLINS, SAM	26, Denmark Street, Watford, Hertfordshire.
6277	Oct. 1911	*HOLLIS, ARTHUR	Pool-in-Wharfedale, Leeds.
2458	Nov. 1891	*HOLLIS, HERBERT, A.M.I.C.E. ..	Colonial Engineer, Bathurst, Gambia W. Africa.
2459	Nov. 1891	*HOLLIS, RALPH	Springfield, Skirlaugh, Hull.
4718	Oct. 1905	*HOLLIS, RALPH EDMOND	District Valuer's Office, Prudential Chambers, Lichfield Street, Wolverhampton, Staffs
6713	Oct. 1912	*HOLLIS, VICTOR WILLIAM.. ..	3, Offa Street, Hereford.
4968	Oct. 1906	*HOLMAN, LUTHER MARTIN.. ..	"Brooklyn," Ditchling Road, Brighton
6714	Oct. 1912	*HOLMES, EDWARD MARSHALL ..	Sharrow Bank, Sheffield.
2680	Oct. 1894	*HOLMES, JOHN EDWARD	309, Oxford Street, W.
5964	Oct. 1910	*HOLROYD, JOHN OTHIC	25, Westfield Road, Edgbaston, Birmingham.
5468	Oct. 1908	*HOLT, EDWARD	Cassiobury, Southborough Drive, West cliff-on-Sea, Essex.
6278	Oct. 1911	*HOLTOM, WILLIAM WATKINS BUER	8, Motcomb Street, S.W.
5965	Oct. 1910	*HOLZAPFEL, JOHN WILLIAM, N.D.A.	Kinton Estate, Naivasha, British East Africa.
3100	Oct. 1896	*HOMFRAY, HERBERT RICHARDS..	32, Charles Street, Cardiff, Glamorgan shire.
7209	Oct. 1913	*HOOKEY, GEORGE RANDLE ..	Valuation Department, 3, Sanson Place, Worcester.
4969	Oct. 1906	*HOOKEY, REGINALD EDWARD ..	5, Clive Street, Calcutta.
6967	Feb. 1913	*HOOLE, RONALD HERBERT ..	St. Chad, Doods Park Road, Reigate Surrey.
7210	Oct. 1913	*HOOPER, ARTHUR HENRY.. ..	57, High Street, Bruton, Somerset.
5189	Oct. 1907	*HOOPER, HAROLD THOMAS.. ..	16, Osborne Road, Thornton Heath Surrey.
4447	Oct. 1904	*HOOPER, STANLEY	Bryngwili, Knoll Avenue, Swansea.
7211	Oct. 1913	*HOOPER, WILLIAM DOUGHTY ..	44, St. Paul's Road, Thornton Heath Surrey.
6279	Oct. 1911	*HOOTON, LEONARD STANWELL..	Fair-a-far Farm, Cramond, Edinburgh
7212	Oct. 1913	*HOPE, JOHN LEO	Linton's Hotel, 51, Coram Street Russell Square, W.C.
5966	Oct. 1910	*HOPLEY, SYDNEY FRANK	Public Works Department, Colombo Ceylon.
7213	Oct. 1913	*HOPPER, GEORGE	13, Beckenham Road, Penge, S.E.
6716	Oct. 1912	*HOPWOOD, EDWIN RUSSELL ..	3, Warren Street, Stockport, Cheshire
4193	Oct. 1903	*HORDER, GERALD MORLEY.. ..	21, Old Queen Street, Westminster, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1911	*HORNBY, GEOFFREY PHIPES ..	St. Michaels-on-Wyre, Garstang, Lancs.
Oct. 1908	*HORNE, EDMUND PEISLEY ..	177, High Street, Hounslow, Middlesex.
Oct. 1910	*HORNOR, BASSETT FARDELL ..	Old Bank of England Court, Queen Street, Norwich.
Oct. 1911	*HOSEGOOD, FRANK	Aller, Williton, Somerset.
Oct. 1908	*HOSEGOOD, RALPH BRIAN ..	84, Osbaldeston Road, N.
Oct. 1905	*HOSKING, HAROLD ARTHUR ..	Hill Crest, Landrake, St. Germans, Cornwall.
Oct. 1913	*HOSKING, THOMAS STANLEY, A.R.I.B.A.	Ingledene, Carbis Bay, S.O., Cornwall.
Oct. 1904	*HOUGHTON, EDMUND GUY ..	Pine Lodge, Whitehall Road, Woodford Green, Essex.
Feb. 1912	*HOUGHTON, JOHN HENRY ..	Blakesware, Cambridge Road, Teddington, Middlesex.
Oct. 1910	*HOULDSWORTH, AUSTIN FRANK	100, Alliance Avenue, Hull, Yorkshire.
Oct. 1913	*HOUSDEN, ARTHUR THOMAS ..	Boadway House, Bromley, Kent.
Oct. 1907	*HOVENDEN, JACK REGINALD ..	172, Bishopsgate, E.C.
Feb. 1904	*HOWARD, EDMUND	41, Bedford Row, W.C.
Oct. 1911	*HOWARD, NORMAN	8, Vernon Street, Bolton, Lancs.
Oct. 1913	*HOWARTH, HERBERT	19, Latham Street, Preston, Lancashire.
Oct. 1912	*HOWE, CLARENCE SHAW THORNTON	21, Bond Street, Leeds.
Oct. 1912	*HOWE, THOMAS THORNTON ..	Olive Mount, Bramley Hill, Kirkstall, Yorks.
Jan. 1883	HOWELL, ERNEST JOHN ..	116, Cromwell Road, S.W.
Oct. 1913	*HOWIE, JOHN	Connelstone, Kilbirnie, Ayrshire.
Oct. 1913	*HOWKINS, GILBERT	58, Varna Road, Edgbaston, Birmingham.
Oct. 1913	*HOWLETT, ARTHUR ROYCE ..	High Street, Hurstpierpoint, Sussex.
Oct. 1912	*HOWSE, EVAN GEORGE ..	85, Redcliffe Street, Bristol.
Oct. 1913	*HOYLE, HENRY ARMITAGE ..	Laurel Villa, Armley, Leeds.
Oct. 1912	*HUCKLEBRIDGE, SIDNEY EAMES	54, St. Leonard's Road, Exeter.
Oct. 1910	*HUCKSTEP, JOHN EDWARD ..	71, Herbert Road, Plumstead, S.E.
Oct. 1908	*HUDSON, HENRY	Fern Bank, Stonegraves, Chesterfield, Derbyshire.
Oct. 1913	*HUDSON, JAMES ALEXANDER ..	Hill Top House, Wetherby, Yorks.
Oct. 1908	*HUGHES, ALFRED, JUN. ..	64, Dudley Road, Tipton, Staffs.
Oct. 1912	*HUGHES, BASIL	43, Chancery Lane, W.C.
Oct. 1913	*HUGHES, ERNEST WILLIAM ..	35, Broom Hill Road, Ipswich, Suffolk.
Oct. 1907	*HUGHES, JOHN HENRY ..	Glengowan, Shortlands, Kent.
Oct. 1911	*HUGHES, WILLIAM DONNE PRICE	Metropolitan Bank, Mostyn Street, Llandudno.
Oct. 1913	*HUGHES, WILLIAM EDWYN ..	Beaufort Square, Chepstow, and 24, Bridge Street, Newport, Monmouthshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5475	Oct. 1908	*HUGHES, WILLIAM PARRY.. ..	7, King Street, Carmarthen.
6114	Feb. 1911	*HUGHESDON, GERALD EDWARD..	77, Streathbourne Road, Balham, S.W.
6285	Oct. 1911	*HUME, JOHN	30, Eastfield, Joppa, Edinburgh.
7224	Oct. 1913	*HUMPHREYS, REGINALD	Hazellhurst, Neath Road, Maesteg, Glam.
7225	Oct. 1913	*HUMPHRIES, JOHN BUCKLE ..	218, Great Horton Road, Bradford, Yorks.
7226	Oct. 1913	*HUMPHRYS, STEWART FRANCIS..	Thornlaw Lodge, West Norwood, S.E.
6722	Oct. 1912	*HUNT, HARRY	96, Murray Road, Rugby, Warwickshire.
5970	Oct. 1910	*HUNT, HERBERT CHARLES ..	70, King Edward's Grove, Teddington, Middlesex.
4451	Oct. 1904	*HUNT, ORLANDO WILLIAM.. ..	Winterfield, Bedale, Yorkshire.
6286	Oct. 1911	*HUNTER, JOSEPH	308, Byres Road, Glasgow.
7227	Oct. 1913	*HUNTINGTON, ROBERT FRANCIS RAYNER	Survey Office, Nairobi, British East Africa.
4725	Oct. 1905	*HURCOMB, HAROLD FRANCIS ..	3, Warwick House Street, S.W.
6723	Oct. 1912	*HUSSEY, SYDNEY.. .. .	17, Norman Road, Faversham, Kent.
4971	Oct. 1906	*HUTCHINGS, ALAN	Sutton Estate Office, Seaford, Sussex.
6287	Oct. 1911	*HUTSON, EWART GRAY	Dresden House, Victoria Road, Broomhall Park, Sheffield.
7228	Oct. 1913	*HUYSHE, ROWLAND RADCLIFFE	The Manor, Clysthydon, near Exeter, Devon.
6724	Oct. 1912	*HYND, JOHN	23, Westbourne Grove, Withington, Manchester.
5971	Oct. 1910	*IBBETSON, THOMAS HENRY ..	c/o A. J. Goodall, Progress Works, South Croydon, Surrey.
4726	Oct. 1905	*IBBOTSON, WILLIAM BYROM ..	Sypsie, Ember Lane, Esher, Surrey.
7229	Oct. 1913	*IDIENS, SIDNEY	Moorend Park, Cheltenham, Gloucestershire.
6288	Oct. 1911	*INCE, ALFRED ETHELBERT.. ..	48, Bertrand Road, Bolton, Lancs.
6725	Oct. 1912	*INGHAM, ARTHUR.. .. .	Rockcliffe, Hebden Bridge, Yorks.
6726	Oct. 1912	*INGHAM, GEORGE TAYLOR.. ..	Sandy Ridge, Radcliffe, nr. Manchester.

Date of Election.	PROFESSIONAL ASSOCIATES	Address.
Oct. 1911	*INGHAM, WALTER	County Hall, Beverley, E. Yorks.
Oct. 1906	*INGLEBY, ERNEST JAMES, N.D.A.	Normanton Lodge, Stamford, and Woodville, Roundhay, Leeds.
Oct. 1907	*INGRAM, EDWARD CECIL	The Bungalow, Sturminster Newton, Dorset.
Oct. 1912	*INMAN, WILLIAM CHARLES.. ..	"Carlton Villa," Chadwell Heath, Essex.
Nov. 1890	*INNES, GILBERT PLANTAGENET MITCHELL	Tredegar Estate Office, Newport, Monmouthshire.
Oct. 1911	*IRELAND, ERNEST ARTHUR.. ..	Kingswood, Gipsy Lane, Putney, S.W.
Oct. 1894	*IRVINE, ARCHIBALD WYNDHAM..	Engineer in Chief's Department, S.A. Railways, Johannesburg, Transvaal.
Oct. 1905	*ISARD, ERNEST	1, Heath Hurst Road, Hampstead, N.W.
Oct. 1909	*ISITT, FREDERICK HARVEY.. ..	45, Holborn Viaduct, E.C.
Oct. 1905	*ISITT, SAMUEL GILBERT, N.D.A. ..	Park House, Carleton, Skipton, Yorks.
Oct. 1911	*IXER, SYDNEY HENRY HOWARD	Public Works Department, Hong Kong.
Oct. 1894	*JACKSON, ALFRED ERNEST.. ..	Town Hall, Southport, Lancashire.
Oct. 1894	*JACKSON, EDWARD HENRY.. ..	Windermere Buildings, Windermere, Westmorland.
Oct. 1912	*JACKSON, JOHN EDWARD	132, King Street, Dukinfield, Manchester.
Oct. 1910	*JACKSON, LAMBERT	35, Woodside Quadrant, Glasgow, W.
Oct. 1913	*JACKSON, NORMAN	7, Lancaster Road, Brighton.
Oct. 1902	*JACKSON, RICHARD STEPHENS ..	7 and 9, Tunbridge Road, Maidstone.
Oct. 1905	*JACKSON, STANLEY RICHARDSON	46, St. Kilda's Road, Stoke Newington, N.
Oct. 1912	*JACKSON, THOMAS HORNSBY ..	Ashfield, Guiseley Road, Horsforth, Leeds.
Oct. 1909	*JAMES, FRANK J.	28, High Street, Winchester.
Oct. 1909	*JAMES, FREDERICK OSCAR.. ..	22, Beaconsfield Road, Knowle, Bristol.
Oct. 1912	*JAMES, HARRY	Garden House, Hooton Roberts, Rotherham, Yorks.
Oct. 1910	*JAMES, HERBERT CECIL	Borough Surveyor's Office, 15, Great Alie Street, E.
Oct. 1911	*JAMES, JOEL JENKINS.. .. .	PantypPhillip, Dwrbach, Pembrokeshire.
Oct. 1913	*JAMES, JOHN MILTON.. .. .	Whitchurch, Stratford-on-Avon, Warwickshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
7232	Oct. 1913	*JAMES, THOMAS STANLEY GOMER	45, Brook Street, Kennington Road, S.E.
7233	Oct. 1913	*JAMES, WALTER ASHMAN	19, Marston Road, Knowle, Bristol [Somerset].
5195	Oct. 1907	*JAMES, WILLIAM GEORGE	14, Augustus Road, Wimbledon Park S.W.
6731	Oct. 1912	*JAMES, W. ROWLAND.. ..	6, Nott Square, Carmarthen.
7234	Oct. 1913	*JAMIESON, WILLIAM ARTHUR	28, Mount Road East, Sunderland, Co Durham.
7235	Oct. 1913	*JAMRACH, HENRY CHARLES	The Laurels, Avenue Road, Anerley S.E.
4732	Oct. 1905	*JANES, WALTER JOSEPH	47, Santos Road, Wandsworth, S.W.
2630	Feb. 1894	*JARRETT, THOMAS WILLIAM	124, East Street, Sittingbourne, Kent.
4196	Oct. 1903	*JARVIS, ERNEST CORY.. ..	The Stone Hut, Purley, Surrey.
6115	Feb. 1911	*J[ARVIS, ERNEST HENRY	Greycot, Brome, Eye, Suffolk.
7236	Oct. 1913	*JARVIS, LOUIS JOHN WALLACE.. ..	26, Cromer Road, Leytonstone, N.E.
4733	Oct. 1905	*JECKELLS, WILLIAM AUGUSTUS.. ..	Kewhurst, Avenue Road, Wallington Surrey.
6293	Oct. 1911	*JEFFERIES, HERBERT GEORGE	11, Observatory Road, East Sheen, S.W.
6732	Oct. 1912	*JENKINS, ALBERT HENRY HOPKIN	Blackmill, nr. Bridgend, Glam.
6733	Oct. 1912	*JENKINS, CEDRIC.. .. .	Hazlemount, Rotherham, Yorks.
7237	Oct. 1913	*JENKINS, GEORGE DENHAM	Foydean, Carysfoot Road, Boscombe Bournemouth, Hants.
4455	Oct. 1904	*JENKINS, WILLIAM LIONEL	Shire Hall, Bury St. Edmund's, Suffol
4974	Oct. 1906	*JENKINSON, SAMUEL STEWART.. ..	G.E.R. Land Agent's Office, Liverpool Street Station, E.C.
5976	Oct. 1910	*JENNINGS, DANIEL STRACHAN	District Valuer's Office, 10, Esplanad Dover.
5977	Oct. 1910	*JENNINGS, FREDERICK GEORGE.. ..	Gedding Rectory, Bury St. Edmund's Suffolk.
5704	Oct. 1909	*JENNINGS, WALTER HENRY	Bemvinda, Queen's Road, Kingston HI Surrey.
4734	Oct. 1905	*JENNINGS, WILLIAM ALFRED	7, Romford Road, Stratford, E.
4735	Oct. 1905	*JESSUP, DAVID POOLEY	Inland Revenue, County Chambers Northampton.
6294	Oct. 1911	*JEWELL, ARTHUR EDWARD	c/o Giddy & Giddy, 11A, Regent Street S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1910	*¶JOHN, DAVID HOPKIN.. ..	Ransford, Suffolk Place, Porthcawl, Glam.
Oct. 1911	*JOHNSON, ALBERT PERCY ..	Land and Estate Offices, Wandsworth Common Station, S.W.
Oct. 1906	*¶JOHNSON, ARTHUR WILLIAM ..	Westcombe, Stonefall Park, Harrogate.
Oct. 1900	*JOHNSON, FREDERICK JOHN ..	35, Amberley Road, Palmer's Green, N.
Oct. 1907	*¶†JOHNSON, HERBERT DAVIES ..	Fairfield Cottage, Great Budworth, near Northwich, Cheshire.
Oct. 1910	*¶JOHNSON, HERBERT THOMAS ..	Tudor House, Alma Road, St. Albans, Herts.
Oct. 1903	*JOHNSON, WILLIAM INGLIS.. ..	Estate Office, 18, St. Mary Street, Stamford, Lincolnshire.
Oct. 1911	*JOHNSTON, ROBERT JAMES.. ..	Surveyor General's Office, Colombo, Ceylon.
Oct. 1912	*¶JOHNSTON, ROBERT WILLIAM ..	28, West Mount Street, Aberdeen.
Oct. 1913	*JOLLIFFE, REGINALD	3, Saxon Street, Dover, Kent.
Oct. 1911	JOLLY, WILLIAM JOHN	Marlowes, Beech Hill Road, Eltham, Kent.
Feb. 1887	*JONAS, SAMUEL MARSHALL.. ..	27, Market Hill, Cambridge, and 8A, Whitehall Place, S.W.
Oct. 1900	*¶JONES, ARTHUR BAYLY	50, Threadneedle Street, E.C.
Oct. 1909	*JONES, ARTHUR DEW.. ..	City Surveyor's Office, Town Hall, Manchester.
Oct. 1908	*¶JONES, CHARLES THOMAS	124, St. Albans Avenue, Bedford Park, Chiswick, W.
Oct. 1908	*¶JONES, DAN IVOR	Valuation Department, 6, Gluman Gate, Chesterfield, Derbyshire.
Oct. 1913	*JONES, DAVID LLEWELLYN ..	2, Muriel Terrace, Dowlais, Glam.
Oct. 1913	*¶JONES, ERNEST HYWEL	65, Newsham Drive, Liverpool.
Oct. 1913	*¶JONES, EVAN ROBERT PULESTON.. ..	Stanwick, Fairbourne, Merioneth.
Oct. 1911	*JONES, GEORGE	247, High Street North, Dunstable, Beds.
Oct. 1913	*JONES, GERALD FRANCIS	24, Sunnyside Road, Hornsey Lane, N.
Oct. 1909	*¶JONES, LEWIS FAREWELL	13, Queen Anne's Gate, S.W.
Oct. 1908	*¶JONES, MONTAGUE WILLIAM ..	Frewin Court, Cornmarket Street, Oxford.
Oct. 1913	*JONES, OSCAR WYNNE	24, Bridge Street, Newport, Mon.
Oct. 1911	*¶JONES, RICHARD LEWIS	Penwenallt, Newcastle Emlyn, Carmarthenshire.
Oct. 1912	*¶JONES, ROBERT JOHN.. ..	35, Grove Terrace, Penarth, Cardiff.
Oct. 1912	*JONES, ROLAND THOMAS	Glanafon, Menai Bridge, Anglesey.
Feb. 1913	*¶JONES, RONALD KELSEY	2, Oakwood Court, Kensington, W.
Oct. 1911	*¶JONES, THOMAS	Surveyor's Department, Town Hall, Ipswich.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6300	Oct. 1911	*JONES, TOM	District Valuer's Office, 52, Kirkland, Kendal.
7244	Oct. 1913	*JONES, WALTER	32, Richmond Road, Abergavenny Mon.
5201	Oct. 1907	*JONES, WALTER GEORGE	14, Beauval Road, East Dulwich, S.E.
1018	Dec. 1883	JORDAN, GEORGE HENRY	7, Little College Street, Westminster S.W.
7245	Oct. 1913	*JOWETT, HENRY SAVILE	16, First Avenue, Halifax, Yorkshire
2461	Nov. 1891	*JOYCE, HARRY WARD, B.SC. ..	Alton Grange, Ashby-de-la-Zouch, Leicestershire.
6737	Oct. 1912	*JOYCE, HORACE FRANCIS	46, Digby Mansions, Hammersmith, W.
1323	May 1886	*JULL, WILLIAM VINCENT	35, Old Queen Street, Westminster, S.W.
6738	Oct. 1912	*KAY, GEORGE	Valuation Department, Hammet Street Taunton.
1894	Nov. 1890	*KAY, WALTER ROBERT	Highway Board, Douglas, Isle of Man.
4456	Oct. 1904	*KEAY, RALEIGH WILLIAM MCLAREN	3, Bloomsbury Street, W.C.
2969	Oct. 1895	*KEAY, WILLIAM	21, Danes Hill Road, The Fosse Leicester.
4016	Oct. 1902	*KEELE, JOHN DANIEL	62, Canonbury Park South, N.
6739	Oct. 1912	*KEEN, ARNOLD GREY	Birkdale, Kidderpore Avenue, Hampstead, N.W.
7246	Oct. 1913	*KEEN, ARTHUR AUGER	179, Camberwell Grove, S.E.
2637	Oct. 1894	*KEEP, WILLIAM HENRY	Valuation Department, Inland Revenue 57, Albion Place, London Rd., Reading
3354	Oct. 1901	*KEIGHLEY, SAMUEL	60, Albion Street, Burnley, Lancashire
6969	Feb. 1913	*KEIGHLEY, SAMUEL, JUN.	Bleak House, Manchester Road, Burnley, Lancs.
6301	Oct. 1911	*KEKEWICH, STANLEY BUCK	14, Marine Parade, Dover.
3855	Oct. 1901	*KELLEWAY, HERBERT DAVIES	13, Holligrave Road, Bromley, Kent.
3705	Oct. 1900	*KELLY, ARTHUR RALPH	108, Finchley Road, N.W.
3554	Oct. 1899	*KELLY, GEORGE WILLIAM CALVER	St. James Street, Wetherby, Yorkshire
5203	Oct. 1907	*KEMP, HARRY GRAEME	"The Elms," Aldringham, Saxmundham, Suffolk.
7247	Oct. 1913	*KEMP, RICHARD FRANK	Valuation Department, 18, Shoot-up Hill, Brondesbury, N.W.
3705	Oct. 1900	*KEMSLEY, NORMAN BOLTON	Broad Street House, New Broad Street E.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1895	*KEMSLEY, WILLIAM HUGH ..	Broad Street House, New Broad Street, E.C., and Woodford Green, Essex.
Oct. 1909	*KENNARD, ALFRED JAMES.. ..	33-35, High Street, Croydon.
Oct. 1909	*KENNARD, FREDERICK HARRISON	33-35, High Street, Croydon.
Oct. 1907	*KENNARD, HORACE BURDOCK ..	c/o Woods & Snelling, Sidcup, Kent.
Oct. 1911	*KENNARD, LAURENCE.. ..	26, Great James Street, Bedford Row, W.C.
Oct. 1908	*KENNAWAY, ARTHUR LEWIS ..	Sherborne, Dorset.
Oct. 1908	*KENNEDY, PERCY EDWARD ..	Valuer's Department, Inland Revenue, South Parade, Northallerton, Yorks.
Oct. 1893	*KENNETT, CHARLES ARTHUR ..	8, Duke Street, Adelphi, W.C.
Oct. 1903	*KENT, PHILIP, JUN.	Town Hall, Baldock, Hertfordshire.
Oct. 1913	*KENT, STANLEY HENRY GLADSTONE	22, Finsbury Square, E.C.
Oct. 1912	*KENYON, HAROLD DUMELLO ..	Valuer's Office, 75, Low Petergate, York.
Oct. 1903	*KER, ARTHUR PRESTON	Moothall, Newcastle-upon-Tyne.
Jan. 1884	KERR, ARTHUR HERBERT	Castle Hill, Bakewell, Derbyshire.
Oct. 1907	*KERSHAW, SAMUEL RYDER ..	Bridgewater Offices, Walkden, Manchester.
Oct. 1897	*KIBBLEWHITE, HENRY JAMES TRELEAVEN	3, Warwick House Street, Cockspur Street, S.W.
Oct. 1894	*KIESER, WILLIAM HENRY GUSTAV	City Engineer's Office, Bristol.
Oct. 1907	*KIFT, GEORGE ANSLEY	38, Lansdowne Road, Tottenham, N.
Oct. 1909	*KILFORD, WILLIAM GEORGE ..	c/o Welsh Town Planning & Housing Trust, Ltd., 21, Park Place, Cardiff.
Oct. 1913	*KILLENDER, HENRY CLAUDE	94, Garmoyle Road, Liverpool.
Oct. 1906	*KINDELL, FRANCIS PERCY.. ..	Surveyor's Department, Urban District Council, Beckenham, Kent.
Oct. 1901	*KING, FREDERICK AUGUSTUS ..	32, Isledon Road, Finsbury Park, N.
Oct. 1910	*KING, GILBERT RIGLEY	Town Hall, Twickenham, Middlesex.
Oct. 1910	*KING, HERBERT JAMES	1, Woodland Road, New Southgate, N.
Oct. 1913	*KING, HERBERT WALTER	11, Carleton Road, Tufnell Park, N.
Oct. 1906	*KING, JOHN LEONARD.. ..	c/o Dr. H. D. King, Sudbury, Suffolk.
Oct. 1913	*KING, NOEL WARD	53, Talgarth Road, West Kensington, W.
Oct. 1905	*KING, PERCY JAMES CHURCH ..	Wynyard, West Park, Far Headingley, Leeds.
Mar. 1887	*KING, WILLIAM ISAAC.. ..	The Elms, Rickmansworth, Herts.

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5983	Oct. 1910	*KINGSTON, ARCHIBALD LAWRENCE	The Links Estate Office, Tooting S.W.
4981	Oct. 1906	*KINTON, HAROLD ERNEST.. ..	42, Cloncurry Street, Fulham, S.W.
7253	Oct. 1913	*KIRBY, WILLIAM AUBREY.. ..	Ramsey, Huntingdonshire.
5207	Oct. 1907	*KIRK, ALLAN	28, Burlington Road, Withington, Manchester.
5710	Oct. 1909	*KIRKWOOD, NORMAN FRASER ..	Valuer's Department, 12, St. John's Lane, Liverpool.
5711	Oct. 1909	*KISCH, AUGUSTUS MAITLAND ..	41, Bedford Row, W.C.
5712	Oct. 1909	*KNAPMAN, HARRY LETHBRIDGE	12, Newcombe Road, Polygon, Southampton.
6740	Oct. 1912	*KNEWSTUBB, ALFRED.. ..	Long Marton, Carlisle.
3707	Oct. 1900	*KNIBB, FREDERICK CHARLES ..	112, West Side, Clapham Common, S.W.
5984	Oct. 1910	*KNIGHT, CHARLES WILLIAM ..	Meadowside, North Allington, Bridport, Dorset,
5486	Oct. 1908	*KNIGHT, ROBERT MALTMAN ..	66, Wickham Road, Brockley, S.E.
5985	Oct. 1910	*KNIGHTON, THOMAS SPENCER ..	54, Hamlet Court Road, Westcliff-on-Sea, Essex.
6741	Oct. 1912	*KNOWLES, THOMAS EDWARD BUTLER	Valuer's Office, 21, High Street, Hanley Staffs.
5208	Oct. 1907	*KNUBLEY, MILES PONSONBY ..	Steeple Ashton Vicarage, Trowbridge, Wiltshire.
5713	Oct. 1909	*KOHLEH, HANS	
4202	Oct. 1903	*LABDON, HERBERT GEORGE ..	The Rhodes' Building, St. George's Street, Cape Town.
4984	Oct. 1906	*LADD, WALTER WILLOUGHBY ..	9, Spring Gardens, S.W.
6303	Oct. 1911	*LAIRD, DANIEL MACLELLAND ..	2, Balmoral Place, Crosshill, Glasgow
4985	Oct. 1906	*LAIRD, JOHN.. .. .	High Street, Marlow, Bucks.
7254	Oct. 1913	*LAIRD, WALTER ROSS.. ..	13, Berlin Road, Catford, S.E.
5487	Oct. 1908	*LAKE, WALLACE STICKLAND, A.M.I.C.E.	5, Queen's Gate Villas, Plymouth.
6304	Oct. 1911	*LAMB, CHARLES ALFRED	189, The Grove, Hammersmith, W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1907	*|| LAMBERT, ARTHUR PEPLOE ..	Trenton, Benhill Road, Sutton, Surrey.
Oct. 1904	*|| LAMBLE, WILLIAM HERBERT ..	7, Southampton Row, W.C.
Oct. 1895	*|| LAMPRILL, WILLIAM THOMAS ..	29, Leathwaite Road, Clapham Common, S.W.
Feb. 1913	*|| LANE, FRANK DONOVAN ..	2, Church Street, Christchurch, Hants.
Oct. 1910	*|| LANE, FREDERICK CHARLES ..	5, Market Place, Morpeth, Northumberland.
Oct. 1909	*|| LANGFORD, DOUGLAS CHARLES ..	Milford, Nether Street, N. Finchley, N.
Oct. 1912	*|| LANGLANDS, CHARLES JOHN LAWRENCE ..	Hazon House, Epsom, Surrey.
Oct. 1913	*|| LANGLEY, FRANK CURTIS ..	Bank House, 17, Camberwell Green, S.E.
Jan. 1891	*|| LANSDOWN, GEORGE ARTHUR, F.R.I.B.A. ..	9, Regent Street, Waterloo Place, S.W.
Oct. 1906	*|| LARGE, JOHN GERALD ..	18, Bennett's Hill, Birmingham.
Mar. 1891	*|| LARKIN, RICHARD WEBSTER ..	8 and 9, Great Newport Street, St. Martin's Lane, W.C.
Oct. 1913	*|| LATHBRIDGE, STAUGHTON CHARLES ARCHELUS ..	40, Leybourne Park, Kew Gardens, S.W.
Feb. 1914	*|| LAURANCE, JOHN BIDWELL ..	Shortacre, Peterborough.
Oct. 1899	*|| LAURENCE, WALTER BERNARD ..	The Bedford Office, Montagu Street, Russell Square, W.C.
Oct. 1905	*|| LAVARACK, HAMLETT UNITT ..	Chestnut Corner, Finchley Road, Golder's Green, N.W.
Oct. 1911	*|| LAVARACK, PHILIP JAMES VAUGHAN	Valuation Office, Inland Revenue, Lincoln's Inn Fields, W.C.
Oct. 1906	*|| LAVINGTON, THOMAS HENRY RUSS	The Lavington Ranch, Canal Flats, P.O., British Columbia.
Oct. 1900	*|| LAWLEY, GEORGE FRANK ..	38, Willoughby Lane, Tottenham N.
Oct. 1911	*|| LAWRENCE, CHARLES WILLIAM JOHNSON	Elmfield, Cookham Road, Maidenhead, Berks.
Oct. 1910	*|| LAWRY, WILLIAM ARTHUR	Tharsis Villa, Calstock, Cornwall
Oct. 1905	*|| LAWS, SIDNEY BUSH ..	Brincliffe, Holland Road, Sutton, Surrey.
Oct. 1911	*|| LAWTON, ROBERT ALLISON ..	28, Hilton Crescent, Prestwich, Lancs.
Oct. 1913	*|| LAWTON, WILLIAM VICTOR ..	Castle Cliffe, Knaresborough, Yorks.
Oct. 1906	*|| LEAH, WILLIAM ..	Elton Villa, Hucclecote, Gloucester.
Oct. 1913	*|| LEDGARD, JOHN BROOKE ..	The Manor House, Thorner, Leeds.
Oct. 1910	*|| LEE, ALEXANDER VICTOR ..	143, High Street, Guildford.
Feb. 1909	*|| LEE, ALFRED FREDERICK ..	15, High Street, High Wycombe, Bucks.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4990	Oct. 1906	*¶LEE, JOHN PINCKE	Yniscledwyn House, Gurnos, Glamorganshire.
5489	Oct. 1908	*¶LEE, LESLIE HERBERT	22, High Street, Ashford, Kent.
6308	Oct. 1911	*LEE, LESLIE STUART	53, Doughty Street, W.C.
5990	Oct. 1910	*¶LEE, NORMAN ALFRED	Boltro Chambers, Haywards Heath, Sussex.
5829	Feb. 1910	*¶LEE, WILLIAM RICHARD	Elbury, St. Catherine's, Ruislip, Middlesex.
5490	Oct. 1908	*LEECH, ARTHUR CLIVE	11, King Street, Wigan, Lancashire.
7259	Oct. 1913	*§LEEDHAM, MORRIS	25, The Crescent, Hipperholme, near Halifax, Yorkshire.
4022	Oct. 1902	*LEES, RANDLE BURLAM	Woodside, Bradford-on-Avon, Wiltshire.
6744	Oct. 1912	*¶LEGG, KENNETH BOLTON	Estate Office, L.B. and S.C. Railway London Bridge, S.E.
6745	Oct. 1912	*¶LE GRAND, CECIL WREN	21, Regent's Park Terrace, N.W.
3770	Feb. 1901	*LEIGH, VINCENT STANLEY	c/o G. Billings, London Wall, E.C.
7260	Oct. 1913	*¶LEITH, THOMAS	Comrie Villa, Craigie Road, Perth.
4745	Oct. 1905	*LE MAY, TRACEY DEAVIN	City Hall, Toronto.
5717	Oct. 1909	*LEONARD, EDWARD	The Nook, Mortimer Road, Ealing, W.
7261	Oct. 1913	*¶LEONARD, EUGENE	12, St. John's Lane, Liverpool.
1971	Jan. 1891	*LEWIS, ARTHUR LLEWELYN	45, St. John's Park, Blackheath, S.E.
7474	Feb. 1914	*¶LEWIS, CHARLES HENRY	4, Ravenslea Road, Wandsworth Common, S.W.
6746	Oct. 1912	*¶LEWIS, FRANCIS	Shortacre, Wigston Fields, nr. Leicester.
6747	Oct. 1912	*LEWIS, HUGH FRANCIS	Greenfield, Marlow Road, Maidenhead, Berks.
7262	Oct. 1913	*LIBERTY, WALTER JAMES	76, Hook Road, Epsom, Surrey.
7263	Oct. 1913	*LICKELY, ALEXANDER	3, George Street, Kirkcaldy, N.B.
3562	Oct. 1899	*¶LICKIS, LEONARD	7, Eardley Road, Streatham, S.W.
5991	Oct. 1910	*LIDDELL, JOHN GEORGE WALTON	Chesters Estate Office, Humshaugh, Northumberland.
6748	Oct. 1912	*LIDDLE, LAURENCE HENRY	General Valuation Office, 6, Ely Place, Dublin.
5492	Oct. 1908	*¶LIGHTBOWN, ALFRED STUART	General Valuation Office, 6, Ely Place, Dublin.
1143	Apr. 1884	LIGHTFOOT, JOHN GEORGE	5, Great College Street, Westminster Abbey, S.W.
4207	Oct. 1903	*¶LINDSELL, PHILIP JANSON	Hill House, Hitchin, Hertfordshire.
6310	Oct. 1911	*¶LINE, FREDERICK JAMES	32, Pinner Road, Harrow, Middlesex.
4460	Oct. 1904	*¶LINE, HENRY WILLIAM	London County Council, 19, Charing Cross Road, W.C.
6311	Oct. 1911	*¶LING, RICHARD BERTRAM	119, West Side, Clapham Common, S.W.
7264	Oct. 1913	*¶LINGARD, WILLIAM	Gorsefield, Davenport Park, Stockport.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*LINNELL, HENRY JOHN	29, Rathcoole Parade, Hornsey, N.
Oct. 1912	*|| LISTER, CHARLES HENRY	12, Regent Terrace, Edwin Road, Leeds.
Oct. 1908	*LISTER, ERNEST EDWARD.. ..	48, Ingleby Road, Ilford, Essex.
Feb. 1914	*LISTER-KAYE, CHARLES	Scofton, Worksop, Notts.
Nov. 1892	*LITTLE, HENRY	82, Queen Street, Cheapside, E.C.
Oct. 1900	*LIVING, CHARLES, JUN.	75, The Grove, Stratford, E.
Oct. 1913	*LLOYD, CYRIL HERBERT POWELL	The Heath, Bridgend, Glamorganshire.
Oct. 1911	*|| LLOYD, FRANK HUMPHREYS ..	St. David's, Milford, Newtown, Montgomeryshire.
Oct. 1907	*|| LLOYD, SYDNEY HAMILTON ..	Holcote, Fernside Road, Parkstone, Dorset.
Oct. 1906	*|| LOADES, FRANK CHARLES.. ..	Borough Surveyor's Office, Babington Lane, Derby.
Feb. 1913	*|| LOCHHEAD, ARTHUR SYDNEY ..	30, Kestrel Avenue, Herne Hill, S.E.
Oct. 1909	*|| LOCK, CHARLES	County Offices, Chelmsford.
Oct. 1908	*|| LOE, SYDNEY JOHN	10, Cliff Terrace, St. John's, S.E.
Oct. 1913	*|| LOGIE, GEORGE	Rowan Lea, Moray Place, Elgin, N.B.
Oct. 1913	*LOGSDON, HORACE STEWART ..	30, Wolseley Road, Crouch End, N.
Oct. 1912	*LONE, R. WILCOX	Glengeldie, Montalt Road, Woodford Green, Essex.
Oct. 1911	*LONG, ALFRED CHARLES.. ..	Town Hall, Camberwell, S.E.
Oct. 1913	*LONGBOTTOM, HAROLD	Prospect Terrace, Silsden, near Keighley, Yorks.
Oct. 1908	*LONGBOTTOM, JOHN LEONARD, B.S.C.	Public Works Department, Colombo, Ceylon.
Oct. 1905	*LORAM, JOHN ANNING	Government Ordnance Survey Office, Colombo, Ceylon.
Oct. 1906	*|| LORD, FREDERICK WILLIAM ..	Valuer's Department, Inland Revenue, 20, South Parade, Doncaster, Yorkshire.
Oct. 1908	*LORIMER, GORDON	Departamento de Via y Abras, Ferro Carril del Sud, Buenos Aires.
Oct. 1901	*LOVE, JAMES BARR	Terrona, Langholm, Dumfriesshire.
Oct. 1913	*LOVEGROVE, EDWARD TYLER ..	c/o H. W. Lampey, Stoneleigh, Melton Mowbray, Leicestershire.
Oct. 1907	*|| LOVELUCK, EDWARD	33, Park Street, Bridgend, Glamorganshire.
Jan. 1887	*LOWE, CHARLES ROBERT	30, Somerset Street, Portman Square, W.
Oct. 1910	*LOWICK, HENRY CAPELL	Public Works Department, Hong Kong.
Oct. 1911	*|| LUCAS, ARTHUR LITTLEJOHNS ..	23, Budge Row, E.C.
Oct. 1903	* LUCAS, JOHN CLAY	Castle Precincts, Lewes, Sussex.
May 1877	LUCAS, JOSEPH	11, Defoe Road, Tooting Graveney, S.W.

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7270	Oct. 1913	*LUCE, PHILIP STANLEY	7A, Schubert Road, East Putney, S.W.
3022	Jan. 1896	*LUCK, GEORGE EDWARD	Estate Office, Crouch End Station, N.
3934	Feb. 1902	*LUFFINGHAM, WILLIAM JOHN	18, Brockley Rise, Forest Hill, S.E.
7272	Oct. 1913	*LUKEY, GEORGE EDWARD	62, Whitworth Road, South Norwood S.E.
5568	Oct. 1899	*LUMLEY, EDWARD ADRIAN	82 and 83, Palace Chambers, Bridge Street, Westminster, S.W.
3400	Oct. 1898	*LUMLEY, FREDERICK ROBERT	Mamhead Park, Exeter.
4023	Oct. 1902	*LUNN, ALGERNON PERCY	Wentbridge, Pontefract, Yorkshire.
6753	Oct. 1912	*LUNN, RALPH WILLIAM	Guildford House, Fontenoy Road, Balham, S.W.
6315	Oct. 1911	*LUTON, ALBERT GORDON	138, Romford Road, Stratford, E.
4993	Oct. 1906	*LYDDON, ALFRED JONATHAN, A.M.I.C.E.	Surveyor's Department, Essex County Council, Chelmsford.
4748	Oct. 1905	*LYNE, HARRY	Glencairn, Launceston, Cornwall.
3692	Oct. 1894	*LYONS, EDWARD COLVILL.. ..	Estate Office, Rugeley, Staffordshire.
6450	Feb. 1912	*LYSTER, FRANK OLIVER.. ..	Rainsford House, Chelmsford.
6316	Oct. 1911	*MACAULAY, JAMES	Clunie House, Birkhill Avenue, Wormit, Dundee, and 31, Albert Sq., Dundee.
6754	Oct. 1912	*MCBAIN, JOHN	15, Muirend Gardens, Clarkston Road, Cathcart, Glasgow.
4466	Oct. 1904	*MCALL, JACOBUS STEWART JOHNSON	Director of Agriculture, Zomba, Nyassaland.
5720	Oct. 1909	*MCALLUM, DANIEL	325, Byres Road, Glasgow.
1144	Apr. 1884	MCALLUM, PETER SERVICE	Holy Bush House, Osmaston Road, Derby.
6917	Oct. 1911	*McCANN, FELIX CHARLES.. ..	c/o Messrs. Montgomery and Son, 2, Wellington Place, Belfast.
6755	Oct. 1912	*McCRAITH, BERNARD	South Road, The Park, Nottingham.
6756	Oct. 1912	*MCCREDIE, HUGH	23, King Edward Road, Jordan Hill, Glasgow.

Slp. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
167	Oct. 1904	*¶ McDONALD, JAMES RATCLIFF ..	Gwydir Chambers, 104, High Holborn, W.C.
749	Oct. 1905	*McDOUGALL, DOUGLAS ROBERT	138, High Street, Bromley, Kent.
273	Oct. 1913	*¶ McDOWALL, ARCHIBALD	St. Margaret's, High Road, Loughton, Essex.
499	Oct. 1908	*MACE, CHARLES MARRINER ..	106, Ellerton Road, Tolworth, Surbiton Surrey.
592	Oct. 1893	*MACER, ALFRED THOMAS	Ely Lodge, Holly Park, Finchley, N.
274	Oct. 1913	*MACFARLANE, ANDREW	Guthrie Place, Bellshill, Lanarkshire.
363	Oct. 1901	*MCGAW, ANDREW KIDD	Van Diemen's Land Company, Burnie, Tasmania.
275	Oct. 1913	*MACGREGOR, PETER GRANT ..	Duncryne, Coltpark Avenue, Bishopbriggs, Glasgow.
721	Oct. 1909	*MACHATTIE, JOHN MACINTOSH ..	13, Charing Cross, S.W.
276	Oct. 1913	*¶ MACKAY, DAVID MEIKLE	54, Castlehill Road, Ayr.
277	Oct. 1913	*MACKAY, WILLIAM	75, Oak Road, Crumpsall, Manchester.
312	Feb. 1898	*MACKENZIE, HECTOR JOHN MAXWELL	Granville Estate Office, Bude, North Cornwall
468	Oct. 1904	*¶ MCKERROW, JAMES WEIR, A.M.I.C.E.	Corporation Waterworks, Town Hall, North Shields, Northumberland.
501	Oct. 1908	*¶ MACKINNON, ALEXANDER DENT OSWALD	26, Cambray, Cheltenham, Gloucestershire.
712	Oct. 1900	*MACKINTOSH, WILLIAM SMITH ..	Baileymawr, Penybont, Radnorshire.
318	Oct. 1911	*McLAREN, HENRY	9, Woodlands Crescent, Falkirk.
319	Oct. 1911	*¶ MACLAY, CHARLES	267, Crow Road, Partick, Glasgow.
757	Oct. 1912	*¶ McMICHAEL, JAMES, JUN.	1, Clifton Street, Glasgow.
278	Oct. 1913	*McMILLAN, WILLIAM ALEXANDER	Wellington Chambers, Ayr.
758	Oct. 1912	*¶ MACRAE, CHARLES	3, Station Road, Ormskirk, Lancs.
320	Oct. 1911	*¶ McROBBIE, WILLIAM ALEXANDER	102, Desswood Place, Aberdeen.
994	Oct. 1906	*¶ MCSHEEHY, JOHN EDWARD GERARD	"Donoman," The Drive, Wimbledon, S.W.
994	Oct. 1910	*§ McTAGGART, HUGH HARVEY ..	60, Falcon Avenue, Edinburgh.
217	Oct. 1907	*McWILLIAM, JOHN ALEXANDER	115, Hanover Street, Edinburgh, and 33, Kirkhill Road, Edinburgh.
759	Oct. 1912	*¶ MADDEN, WILLIAM JOHN	9, Spring Gardens, S.W.
218	Oct. 1907	*¶ MADDOCK, GEORGE	Messrs. Walsh and Nicholas, Museum Chambers, Halifax, Yorkshire.
627	Feb. 1900	*¶ MAGER, SYDNEY	Bamfylde House, Exeter.
995	Oct. 1900	*¶ MAIDES, PERCY THOMAS	"Homestead," Morland Road, Croydon
760	Oct. 1912	*MAILE, SYDNEY HERBERT	40, Manor Road, Romford, Essex.
722	Oct. 1909	*¶ MAIR, WILLIAM FRASER	The Elms, Stretford, Manchester.
996	Oct. 1910	*¶ MALCOM, JAMES ARCHIE	Old Bank House, Largs, Ayrshire.
997	Oct. 1910	*MALLETT, JOHN GRAHAM	27, Chancery Lane, W.C.
109	Oct. 1896	*MALLINSON, CHARLES HERBERT	Market Place, Huddersfield, Yorkshire.

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6321	Oct. 1911	*[MAMMATT, GERALD ARTHUR ..	18, Bennett's Hill, Birmingham.
6761	Oct. 1912	*[MANGAN, WILFRID CLARENCE ..	28, Osborne Road, South Shore, Blackpool, Lancs.
4753	Oct. 1905	*[MANN, ALFRED HENRY	Cairncroft, Dovercourt Road, East Dulwich, S.E.
6762	Oct. 1912	*[MANN, CHARLES	Dunaber, Minewells, Dundee.
6763	Oct. 1912	*[MANN, CHARLES	1, Grove Villas, The Woodlands, Isleworth, Middlesex.
2694	Oct. 1894	*[MANN, FREDERICK CHARLES THOMAS	Woking, Surrey.
6764	Oct. 1912	*[MANN, HENRY	1, Grove Villas, The Woodlands, Isleworth, Middlesex.
7279	Oct. 1913	*[MANTON, GEOFFREY CHARLES ..	54, Bridge Street, Walsall, Staffs.
3401	Oct. 1898	*[MARCUS, WILLIAM MORTIMER ..	31, St. John's Hill, Clapham Junction, S.W.
7280	Oct. 1913	*[MARKS, JOHN BARKLY	The Rhedan, Farnham, Surrey.
4027	Oct. 1902	*[MARKS, THOMAS EDWARD . ..	30, Wimborne Gardens, Ealing, W.
7281	Oct. 1913	*[MARNER, GEORGE LIONEL STUART	Surveyor's Department, Metropolitan Asylums Board, Sheffield House, Sheffield Street, W.C.
3864	Oct. 1901	*[MARRIAN, HAROLD GREENWOOD, A.M.I.C.E.	Valuers' Department, Inland Revenue, Shoot-up-Hill, Brondesbury, N.W.
6765	Oct. 1912	*[MARRIOTT, WILLIAM MASON ..	Hopton Grange, Mirfield, Yorks.
6766	Oct. 1912	*[MARSDEN, HORACE JOHN	25, Gloucester Place, Brighton.
6767	Oct. 1912	*[MARSH, ERNEST GEORGE	Valuation Office, 142, Cromwell Road, S.W.
6768	Oct. 1912	*[MARSHALL, ALBERT GEORGE ..	Moorlands, Firs Glen Road, Bourne-mouth, Hants.
4028	Oct. 1902	*[MARSHALL, GEORGE ERNEST ..	76, Airedale Road, Wadsley, Sheffield.
5998	Oct. 1910	*[MARSHALL, TOM OWEN	Estate Office, Midland Railway, Derby.
6972	Feb. 1913	*[MARSHALL, WALTER KINSMAN	42, The Ropewalk, Nottingham.
3110	Oct. 1896	*[MARTIN, ALEXANDER WILLIAM	The Laurels, Marden Road, South Tottenham, N.
5000	Oct. 1910	*[MARTIN, FRED SCOTT	79, Main Street, Keswick, Cumberland.
5219	Oct. 1907	*[MARTIN, FREDERICK MARK	55, Darnley Road, Gravesend.
7282	Oct. 1913	*[MARTIN, LANGLEY	Valuation Office, Tuesday Market Place, King's Lynn, Norfolk.
4997	Oct. 1906	*[MARTIN, MORITZ RICHARD	Kewhurst, 78, Kingston Road, Teddington, Middlesex.
5504	Oct. 1908	*[MARTIN, VICTOR CALLINGHAM ..	14, John Street, Bedford Row, W.C.
7283	Oct. 1913	*[MARTIN, WALTER RIDDELL	12, College Square East, Belfast.
5505	Oct. 1908	*[MASKELL, REGINALD	15, Carleton Road, Tufnell Park, N.

Ip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
98	Oct. 1906	*¶MASEN, THOMAS PATRICK VINCENT	Valuation Office, 111-113, Great Portland Street, W.
755	Oct. 1905	*¶MASON, ARNOLD STEWART.. ..	Engineer's Department, Corporation Waterworks, Liverpool.
471	Oct. 1904	*¶MASON, FRANCIS SCOTT	1052 Amphion Street, Victoria, British Columbia.
756	Oct. 1905	*¶§MATHEWS, HUGH SPENCER ..	12, Waterloo Street, Birmingham.
769	Oct. 1912	*¶MATKIN, GEORGE EDWARD.. ..	Town Hall, Sunderland, Durham.
220	Oct. 1907	*¶MATTHEWS, DOUGLAS PERCIVAL	Valuer's Office, Barclay Bank Chambers Princess Square, Plymouth.
284	Oct. 1913	*MATTICK, HERBERT	32, Full Street, Derby.
533	Nov. 1892	*†MAUGHAN, JOHN (<i>Professional Associate of Council</i>)	Estate Office, Jervaulx Abbey, Middleham, S.O., Yorks.
930	Oct. 1902	*¶†§MAW, PERCIVAL TRENTHAM ..	Holmesdale, Nutfield, Surrey.
322	Oct. 1911	*¶MAXWELL, HERBERT WILLIAM ..	1, Alexandra Villas, Finsbury Park, N.
727	Oct. 1909	*¶MAY, CYRIL ERNEST	Messrs. Simmons and Sons, Henley-on-Thames, Oxfordshire.
285	Oct. 1913	*MAY, FRANK SIDNEY EDWARD ..	39, Christchurch Road, Streatham Hill, S.W.
771	Oct. 1912	*MAY, PHILIP GEORGE	1, Risingholme Road, Wealdstone, Middlesex.
451	Feb. 1912	*MAY, RICHARD	14, Seagry Road, Wanstead, N.E.
472	Oct. 1904	*¶MAYHEAD, BASIL STUART	The Lion Hotel, Abingdon, Berkshire.
323	Oct. 1911	*MAYHEW, WILLIAM JOSEPH GEORGE	110, Salterford Road, Tooting Bec, S.W.
772	Oct. 1912	*MAYNARD, CHARLES EDWARD ..	Romford R.D.C., 16A, South Street, Romford, Essex.
002	Oct. 1910	*§MAYNE, ARTHUR JOHN	Clarendon House, Stewkley, Leighton Buzzard, Beds.
403	Oct. 1893	*¶MEACHER, SYDNEY GEORGE ..	Marlee, near Blairgowrie, Perthshire
003	Oct. 1910	*MEARS, JOHN ARTHUR.. .. .	St. Hilda's, Hampton Wick, Middlesex.
528	Oct. 1914	*¶MEDRINGTON, ARTHUR CHARLES PERCY	Westwood Estate Office, Wigan, Lancs.
324	Oct. 1911	*MEERING, ERNEST FRANK.. ..	Naseby Cottage, High Road, Waltham Cross, Hertfordshire.
773	Oct. 1912	*MEGORAN, EDWIN TAYLOR DALE	32, Oakland Road, West Jesmond, Newcastle-on-Tyne.
597	Oct. 1893	*MELLOR, JAMES FREDERICK ..	110, St. James's Street, Brighton.
473	Oct. 1904	*MELLOR, JOHN FRANCIS SHAW..	The Cottage, Brodsworth, Doncaster, Yorks.
506	Oct. 1908	*¶MELLOWS, FREDERICK WILLIAM	Northbrook Lodge, Lansdowne Road, Woodford, Essex.
325	Oct. 1911	*MELVILLE, HENRY DUNCAN ..	Broomlands, Kelso, Scotland.
286	Oct. 1913	*¶MELVIN, CHARLES JOHN	54, Tytherton Road, Tufnell Park, N.
777	Oct. 1895	*MENMUIR, ROBERT WILLIAM ..	Town Hall, Woodstock, Cape Colony, South Africa.

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7287	Oct. 1913	*MENNIE, FREDERICK EDWARD A.R.I.B.A.	1, New Court, Lincoln's Inn, W.C.
6004	Oct. 1910	*MENZIES, WILLIAM KENNETH . .	Knighton, Boston Square, Hunstanton, Norfolk.
6326	Oct. 1911	*MERCER, WILLIAM SAMUEL . .	Millington, Lee, S.E.
3572	Oct. 1899	*MEREDITH, PERCY WILLIAM . .	50, Cannon Street, E.C.
4999	Oct. 1906	*¶MERRETT, HAROLD THRIFT . .	5, Great College Street, Westminster Abbey, S.W.
1145	Apr. 1884	MERRETT, JAMES.	5, Great College Street, Westminster Abbey, S.W.
6327	Oct. 1911	*¶MERRINGTON, FREDERICK ARTHUR	147, Upper Street, Islington, N.
7288	Oct. 1913	*METCALFE, CLARENCE ARTHUR . .	Station Parade, Harrogate, Yorkshire.
5728	Oct. 1909	*¶METCALFE, WILLIAM	Public Works Department, Colombo, Ceylon.
2536	Nov. 1892	*MEW, ROBERT HEATH.	Dudley House, Ladbroke Road, Redhill, Surrey.
6774	Oct. 1912	*MILBURN, WILLIAM, JUN. . . .	8, Thornhill Park, Sunderland, Durham.
6775	Oct. 1912	*MILES, HANNAM EDWARD	Slades, East Knoyle, Salisbury
5729	Oct. 1909	*¶MILES, JOHN GUILFORD	10, Regent Street, Great Yarmouth, Norfolk.
5221	Oct. 1907	*¶MILES, LEONARD PERCY	Netherfield, Scott's Lane, Shortlands, Kent.
7289	Oct. 1913	*MILLAR, GEORGE	Cuthford, Kilmaurs, Ayrshire.
5000	Oct. 1906	*¶MILLAR, PETER	Borough Engineer's Office, Southampton.
7290	Oct. 1913	*MILLER, ARTHUR WILLIAM	3, Lansdown, Stroud, Gloucestershire.
4475	Oct. 1904	*MILLER, FRED	53, Eltisley Avenue, Newnham, Cambridge.
2697	Oct. 1894	*MILLER, FREDERICK WILLIAM . .	"Newholme," Thornlaw Road, West Norwood, S.E.
6328	Oct. 1911	*¶MILLER, THOMAS HARTLEY . .	Valuer's Office, Inland Revenue, Richmond Terrace, Blackburn, Lancs.
7291	Oct. 1913	*MILLER, WILLIAM ADAM	Londonderry Estate Office, Newtownards, Co. Down.
5001	Oct. 1906	*¶MILLER-CROOK, HERBERT. . . .	3, Warwick Terrace, Botcherby Road, Carlisle.
6776	Oct. 1912	*¶MILLS, ARTHUR CORFE	Single Oak, Annandale Avenue, Bognor, Sussex.
5730	Oct. 1909	*¶MILLS, BASIL RUPERT	10, Wigmore Street, W.
3869	Oct. 1901	*¶MILLS, DANIEL	21, Northwick Road, Evesham, Worcestershire.
7292	Oct. 1913	*MILLS, HENRY GRAHAM HUNT . .	3, Warwick House Street, S.W.
6777	Oct. 1912	*¶MILLS, IRWIN STUART.	c/o B. R. Mills, 10, Wigmore Street, W.
5507	Oct. 1908	*¶MILLS, ROBERT HENRY	179, Maida Vale, W.
5222	Oct. 1907	*¶MILNE, JAMES LOGIE.	Valuer's Office, 18, Bennett's Hill, Birmingham.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3 Oct. 1903	*MILNE, WILLIAM EDWARD STREATFEILD	3, Gower Street, Bedford Square, W.C.
2 Feb. 1882	MILNES, ROBERT.	City Surveyor's Office, Guildhall, E.C.
3 Oct. 1913	*MILTON, FREDERICK	9, Gordon Road, Roath, Cardiff.
4 Oct. 1903	*||MINORS, ERNEST. B SC. (Lond.), A.M.I.C.E.	Borough Surveyor's Office, Town Hall, Darlington.
9 Oct. 1911	*MITCHELL, CHARLES RICHARD GERALD	Stanway Estate Office, Winchcombe, Glos.
0 Oct. 1901	*MITCHELL, HERBERT ARTHUR . .	2A, Orlando Avenue, Mosman, Sydney, N.S.W.
8 Feb. 1906	*||MITCHELL, SIDNEY	Valuation Office, Home Counties (North), Lincoln's Inn Fields, W.C.
1 Oct. 1909	*MITCHELL, WILLIAM CHALMERS	Henham Estate Office, Wangford, Suffolk.
4 Oct. 1899	*MOAT, ERNEST WILLIAM	79, Danecroft Road, Herne Hill, S.E.
9 June 1896	*MOERAN, ARCHIBALD EDWARD. .	Hamilton Lodge, Blackrock, Co. Dublin.
7 Oct. 1904	*||†MOISER, CYRIL	The Cedars, Huntington, York.
4 Feb. 1899	*MOLYNEUX, FRANK EUSTACE . .	Chilthorne, Woodcote Grove Road, Coulsdon, Surrey.
3 Jan. 1891	*MOLYNEUX, HERBERT ERNEST. .	Brantwood, Highfield, Southampton.
4 Oct. 1912	*||MONEY, ALEXANDER WALKER. .	The Neuk, Clarkston, Busby, Renfrewshire.
3 Oct. 1906	*MONTGOMERY, GEORGE	24, Montpelier Road, East Finchley, N.
8 Oct. 1908	*||MOODY, HERBERT LINE	72, Belle Vue Road, Salisbury.
0 Oct. 1911	*MOODY, WALTER RICHARD. . . .	35, Brockman Road, Folkestone, Kent.
1 Oct. 1911	*MOON, HENRY ALFRED, A.R.I.B.A.	1, Melbourne Road, Merton Park, S.W.
1 Oct. 1901	*||MOORE, ARTHUR WILLIAM. . . .	Chesham Cottage, Alton, Hants.
8 Oct. 1912	*||MOORE, HAROLD ELLIS	Clovelly, Tower Road, Broomy Hill, Hereford.
0 June 1896	*MOORE, HUGH ARMYTAGE. . . .	Corrie Wood, Castlewellan, Co. Down.
8 Oct. 1903	*MOORE, RICHARD CHARLES . . .	Blomfield House, London Wall, E.C.
8 Oct. 1904	*MOORE, THOMAS HAROLD	Battledean, Tewkesbury, Gloucestershire.
2 Oct. 1909	*MORE, JOHN NOVIS	Crown Lodge, Harlech, North Wales.
9 Oct. 1912	*MORGAN, DAVID EDGAR	4, Cedar Road, Newport, Mon.
3 Oct. 1907	*MORGAN, ERNEST WILLIAM . . .	29, Fleet Street, E.C.
3 Oct. 1909	*||MORGAN, IFOR JOHN	Butts, Ilminster, Somerset.
4 Oct. 1907	*||MORGAN, RICHARD CROKE, B.A.	Buckland, Waterden Road, Guildford.
5 Oct. 1913	*MORLEY, RICHARD	68, St. Mary's Road, Bradford, Yorks.
4 Oct. 1909	* MORRIS, ALEXANDER GEORGE . .	Grove Hall, Woodford, Essex.
5 Oct. 1898	* MORRIS, ARTHUR.	7, Western Terrace, Nottingham.

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6006	Oct. 1910	*[S] MORRIS, CLIFFORD	West House, Chirbury, Salop.
6973	Feb. 1913	*[E] MORRIS, ELLIS	Grove Hall, Woodford, Essex.
7296	Oct. 1913	* MORRIS, HENRY ROWLAND ..	8, Bryanston Street, W.
6780	Oct. 1912	*[H] MORRIS, HUBERT LLOYD ..	55, Josephine Avenue, Brixton Hill, S.W.
2632	Feb. 1894	* MORRISON, DANIEL	41, John Dalton Street, Manchester.
7297	Oct. 1913	* MORRISON, JAMES WILLIAM ..	30, Granby Road, Edinburgh.
6007	Oct. 1910	*[B] MORRISON, JOHN BAXTER ..	Rhives, Golspie, Sutherland.
6781	Oct. 1912	*[T] MORRISON, NORMAN THOMAS ..	431, Victoria Road, Glasgow.
4114	Feb. 1903	* MORSE, DUDLEY WALTER ..	Kirtlington, Oxford.
7298	Oct. 1913	*[M] MORTON, HAROLD SWITHUN, M.A. (<i>Cantab.</i>)	King's College, Cambridge.
6009	Oct. 1910	* MORTON, THOMAS CHALMERS ..	5, Cross Street, Manchester.
7299	Oct. 1913	*[D] MORTON, WILLIAM DAVID ..	85, Buckland Avenue, Dover.
7300	Oct. 1913	* MORTON, WILLIAM PERCY ..	45, Church Road, Richmond, Surrey.
6782	Oct. 1912	* MOSS, HARRY	13, Hartman Place, Toller Lane, Bradford, Yorkshire.
6783	Oct. 1912	*[B] MOWBRAY, CLYDE BERNARD ..	4, South Prospect, Swansea.
7301	Oct. 1913	*[J] MUIR, ANDREW, JUN.	14, Woodburn Road, Newlands, Glasgow.
7302	Oct. 1913	*[H] MUIRHEAD, JOHN	Sherborne, Northleach, Gloucestershire.
3406	Oct. 1898	* MULLETT, HENRY THOMAS ..	62, North Side, Wandsworth Common, S.W.
5735	Oct. 1909	*[S] MUMFORD, FRANK SEPTIMUS ..	20, South Parade, Doncaster, Yorkshire.
5087	Feb. 1907	* MUNDY, HUGH ALGERNON GODFREY	Department of Agriculture, Salisbury, Rhodesia, South Africa.
7303	Oct. 1913	* MURLAND, JAMES GERALD ..	Badby House, Daventry, Northants.
5226	Oct. 1907	* MURRAY, ARTHUR MALCOLM ..	Eddington, Dukes Avenue, New Malden, Surrey, and H.M. Office of Works, Storey's Gate, S.W.
7304	Oct. 1913	*[J] MURRAY, LAWRENCE JOSEPH ..	Colenso, Albert Park Road, Malvern, Worcestershire.
5509	Oct. 1908	* MURRAY, PENRY JOHN	Cefn Park, Brecon, S. Wales.
4036	Oct. 1902	* MURTOUGH, JOSEPH	56, Stubbington Avenue, North End, Portsmouth.
7529	Oct. 1913	*[H] MUSGRAVE, HAROLD	Higham, Stockton Lane, York.
6784	Oct. 1912	* MUSGRAVE, THOMAS HAROLD ..	Valuation Department, Inland Revenue South Parade, Northallerton, Yorks

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
12	Oct. 1910	*NASH, EUGÈNE FLEETWOOD ..	Railway Extension Survey, c/o Colonial Secretary, Accra, Gold Coast, W. Africa.
13	Oct. 1910	*NASH, HARRY NORTON	District Valuer's Office, 24, Bridge Street, Newport, Mon.
05	Oct. 1913	*NAYLOR, WILLIAM ANDERTON ..	45, Hornby Road, Blackpool, Lancs.
85	Oct. 1912	*NEAL, WALTER BOUGHTON ..	63, Tooting Bec Road, S.W.
06	Oct. 1913	*NEALE, THOMAS ARCHIBALD ..	8, Church Avenue, Water Orton, Birmingham.
38	Oct. 1902	*NEAME, FREDERICK IVO	The Offices, Macknade, Faversham, Kent.
86	Oct. 1912	*NEEDHAM, WALTER WILLIAM ..	Valuation Department, Inland Revenue, Wolverhampton, Staffs.
14	Oct. 1910	*NELSON, EDWARD RUSSELL ..	Valuer's Offices, 26, Victoria Street, Grimsby, Lincolnshire.
37	Oct. 1909	*NETTELTON, OSCAR TRAVES ..	P.W.D. Kandy, Ceylon.
00	Oct. 1894	*NEUBRONNER, HARRY ALFRED, A.R.I.B.A.	Penang, Straits Settlement.
10	Oct. 1907	*NEW, ELLIOTT JOHN	c/o E. D. Till, The Priory, Eynsford, Kent.
27	Oct. 1907	*NEWBERY, GEORGE HERBERT ..	14, Mount Street, W.
82	Oct. 1904	*NEWBERY, WALTER SAMUEL ..	14, St. Leonard's Road, Bexhill-on-Sea, Sussex.
88	Oct. 1912	*NEWELL, LEOPOLD MONK ..	Valuation Department, Bank Chambers, Wigan, Lancs.
29	Oct. 1907	*NEWHOUSE, EDWARD	Public Works Department, Hong Kong.
89	Oct. 1912	*NEWILL, WILFRED MARSTON ..	Lydbury North, Shropshire.
40	Oct. 1902	*NEWINGTON, CALEB RICKMAN K.	The Hut, Tivoli Crescent, Preston, Brighton.
90	Oct. 1912	*NEWLING, ARTHUR GWYN ..	14, Cook Street, Liverpool.
11	Oct. 1908	*NEWMAN, PERCIVAL CORNEY, A.R.I.B.A.	32, Walbrook, E.C.
18	Oct. 1900	*NEWMAN, WALTER PHILIP ..	121, Victoria Street, S.W.
83	Oct. 1904	*NEWMAN, WILLIAM WALTER, A.M.I.C.E.	Council Offices, High Street, Watford, Hertfordshire.
23	Oct. 1903	*NEWNHAM, FRANK GEORGE ..	Kildare, Ethelbert Road, Bromley, Kent

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
7476	Feb. 1914	*NEWTON, ALAN HERBERT.. ..	MornDale, Berewecke Road, Winchester.
6015	Oct. 1910	*¶NICHOLLS, CHARLES WILLIAM ..	District Valuer's Office, The Elms, Struet, Brecon.
6333	Oct. 1911	*¶NICHOLLS, DOUGLAS RICHARD ..	Shelle House, Crewkerne, Somerset.
7307	Oct. 1913	*NICHOLS, HEDLEY WILLIAM ..	Edgbaston, Bradford Road, Trowbridge, Wiltshire.
7308	Oct. 1913	*NICHOLS, RAYMOND JOHN	Claremont House, Burnham, Somerset.
3163	Feb. 1897	*NICHOLSON, EBENEZER BERNARD	1 and 2, Queen Street, Cheapside, E.C.
6791	Oct. 1912	*NICHOLSON, MATTHEW	3, Bath Terrace, Seaham Harbour, Co. Durham.
7309	Oct. 1913	*NICHOLSON, THOMAS	14, Coniger Road, Parson's Green, S.W.
7530	Oct. 1914	*¶NICOL, FRANK CLAUDE	4, Silver Crescent, Gunnersbury, W.
7310	Oct. 1913	*NIXON, BASIL NORTHCOTE.. ..	11, Buckleigh Road, Streatham Common, S.W.
6792	Oct. 1912	*¶NIXON, ERNEST	36, Eslington Terrace, Jesmond, Newcastle-on-Tyne.
6793	Oct. 1912	*¶NIXON, FREDERICK	District Valuer's Office, 39, Kimbolton Road, Bedford.
5739	Oct. 1909	*NOBLE, WALTER HUBERT.. ..	Engineer's Office, Guildhall, E.C.
1556	Jan. 1889	*¶NOCKOLDS, MARTIN CHARLES HUBERT	Saffron Walden, Essex.
6452	Feb. 1912	*¶NORMAN, STUART HENRY.. ..	Marine Lodge, Castle Road, Deal, Kent.
7311	Oct. 1913	*NORTHCOTT, FRANCIS FREDERICK	Holyrood Street, Chard, Somerset.
5004	Oct. 1906	*¶NUTTER, HUBERT CHARLES ..	63, Sidney Street, Cambridge.
5230	Oct. 1907	*NUTTING, JOHN NAUNTON.. ..	21, Ringmer Avenue, Fulham, S.W.
7312	Oct. 1913	*NYE, GEORGE VINCENT	4, Albert Bridge Road, Battersea Park, S.W.
4225	Oct. 1903	*¶NYE, HAYDN PERCIVAL	25, Gloucester Place, Brighton.
3874	Oct. 1901	*OATEN, ALFRED EDWARD.. ..	9, Clare Street, Bristol.
5231	Oct. 1907	*ODAM, GEORGE MAXWELL.. ..	County Hall, Aylesbury, Buckinghamshire.
5512	Oct. 1908	*ODDY, JOSEPH RONALD RIDLEY	The Leazes, Salisbury Avenue, Baildon, Yorkshire.

P. O.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6	Oct. 1911	*ODELL, JOHN FREDERICK	2, Linslade Villas, Dorset Road, Mottingham, Kent.
2	Oct. 1907	*OFFLOW, ARTHUR ROWLAND ..	30, Berlin Road, Catford, S.E.
5	Feb. 1909	*OGDEN, FREDERICK SORESBY ..	The Yews, Stanley, near Derby.
5	Oct. 1905	*OLDFIELD, CLAUDE COURTENAY	66, London Road, King's Lynn, Norfolk.
7	Oct. 1911	*OLDFIELD, GEORGE HARRY ROBERT	9, Hammet Street, Taunton, Somerset.
8	Oct. 1896	*OLDNALL, ROGER WILLIAM, B.A. (Cantab.)	Portswood, Walliscote Road, Weston-super-Mare, Somersetshire.
3	Oct. 1913	*OLIVER, EDWIN HAMERTON ..	Valuation Office, 31, Albert Square, Dundee.
8	Oct. 1911	*OLIVER, HARRY HUTT.. ..	22, Surrey Street, Strand, W.C.
4	Oct. 1912	*OLIVER, WILLIAM MARSH	66, Beeches Road, West Bromwich, Staffs.
6	Oct. 1910	*OPPENHEIM, ALFRED	126, Maida Vale, W.
2	Oct. 1902	*ORCHARD, ALFRED DEAN	Market Bosworth, Leicestershire.
0	Oct. 1898	*ORCHARD, SIDNEY SAMUEL ..	Creech St. Michael, Taunton, Somerset.
5	Feb. 1902	*O'REILLY, HENRY JAMES.. ..	Sans Souci, Booterstown, Co. Dublin.
4	Oct. 1913	*ORMOND, JAMES BUTLER	Little Copped Hall, Epping, Essex.
7	Oct. 1910	*ORR, ROBERT	Architect, Public Works Dept., Lagos, Nigeria.
6	Oct. 1903	*ORTON, WILLIAM GOODACRE ..	9, Gopsall Street, Leicester.
5	Oct. 1913	*ORTON-SMITH, GEOFFREY EWING	Ocean Chambers, Waterloo Street, Birmingham.
1	Oct. 1909	*OSBORN, GEORGE.. .. .	22, Hartington Road, Millhouses, Sheffield.
5	Oct. 1912	*OSBORNE, HARRY EDGAR	Caernain, Nelson, Cardiff.
6	Oct. 1913	*OSTLER, WALTER HOLLINGS- WORTH	Westleigh, Dunstable, Bedfordshire.
7	Oct. 1913	*O'SULLIVAN, TERENCE JAMES ..	High Bank, Burton-on-Trent, Staffs.
3	Oct. 1907	*OVENDEN, HUGH.. .. .	Holmfild, Whitestake, near Preston, Lancs.
3	Oct. 1902	*OWEN, HARRY BERTRAM	c/o Owen, Blois and Owen, Newcastle, Staffs.
2	Oct. 1909	*OWEN, JOHN.. .. .	Chief Architect's Branch, Public Works Department, Ottawa, Ontario.
8	Oct. 1913	*OWEN, PHILIP	16, Blomfield Street, Paddington, W.
9	Oct. 1913	*OWEN, THOMAS	Tyddyn, Llanfihangel, Aberystwyth, Cardiganshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5006	Oct. 1906	*PACKE, WILLIAM VERE	West Wickham, Kent.
6796	Oct. 1912	*PAGE, ARTHUR REGINALD	Stretton, Hall Green, nr. Birmingham.
4187	Oct. 1904	*PAGE, BERNARD CULMER	9, Denman Street, London Bridge, S.E.
4488	Oct. 1904	*PAGE, EDMUND	42, Balmoral Road, Gillingham, Kent.
4489	Oct. 1904	*PAGE, HERBERT	Messrs. Harland and Son, Barne Hertfordshire.
4766	Oct. 1905	*PAGE, JOSEPH	38, St. Ives Mount, Upper Armley, Leeds.
3250	Oct. 1897	*PAICE, WILLIAM, JUN.	Wentworth Cottage, Virginia Water, Surrey.
5744	Oct. 1909	*PAIN, COARD HENRY	Bebington, Cheshire.
6974	Feb. 1913	*PAINE, JOHN JAMES	c/o Holbeche, Paine & Alderson, Ches- ham, Bucks.
5440	Oct. 1910	PALMER, ALFRED GEORGE BENJAMIN	c/o Director of Surveys, Zungeru, Northern Nigeria.
4309	Feb. 1904	*PALMER, ARTHUR	Town Hall, Greenwich, S.E.
4767	Oct. 1905	*PALMER, CHARLES DRAYTON	208, Unthank Road, Norwich.
5234	Oct. 1907	*PALMER, FREDERICK CHARLES	20, Connaught Avenue, Mortlake, S.W.
7320	Oct. 1913	*PALMER, ROBERT SIDNEY	8, Chaddeley Terrace, Swansea.
5235	Oct. 1907	*PALMER, SIDNEY	Borough Surveyor's Office, St. Ives Cornwall.
5513	Oct. 1908	*PALMOUR, FREDERICK JOHN CLIFFORD	71, New North Road, Huddersfeld.
6018	Oct. 1910	*PANARIO, FRANCIS MICHAEL	327, Queen's Road, Battersea Park, S.W.
5831	Feb. 1910	*PARAMOR, WILLIAM	H.M. Office of Works, 47, Victoria Street, S.W.
7321	Oct. 1913	*PARFITT, GERALD ARTHUR	132, Glebe Road, Norwich.
6798	Oct. 1912	*PARIHAM, ARTHUR DOUGLAS	77, Birkbeck Road, Enfield, Middlesex
7322	Oct. 1913	*PARK, EDWARD	Surveyor's Office, Horncastle, Lincs.
6019	Oct. 1910	*PARKER, ARCHIE MONTGOMERY	46A, Gloucester Road, S.W.
7323	Oct. 1913	*PARKER, CHARLES	Geneva House, Regent Street, Cam- bridge.
5236	Oct. 1907	*PARKER, CHARLES GOODE	Howarth, Banstead Road, Belmont Surrey.
6020	Oct. 1910	*PARKER, FRANK GRANGER	Mildenhall, Suffolk.
3719	Oct. 1900	*PARKER, FREDERIC WILLIAM	Parks Department, London County Council, 11, Regent Street, S.W.
7324	Oct. 1913	*PARKER, GEORGE	The Elms, Pulford, near Wrexham, Denbighshire.
3720	Oct. 1900	*PARKER, HOWARD	Pine Coulu P.O., via Gull Lake, Sas- katchewan.
5237	Oct. 1907	*PARKER, JOHN	Lealholm, Branksome Road, St Leonards-on-Sea, Sussex.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
0	Oct. 1911	*PARKER, KINGSLEY CROFT	22, Finsbury Square, E.C.
5	Oct. 1913	*PARKES, THOMAS GERRARD	Besford Bridge, Pershore, Worcester- shire.
9	Oct. 1895	*PARKS, WALTER	51, Havelock Road, Hastings, Sussex.
1	Oct. 1897	*PARNACOTT, ARTHUR CHARLES	93, York Road, Westminster Bridge Road, S.E.
4	Oct. 1908	*PARRATT, ALBERT MARTIN	Lyndhurst, 1, Stradella Road, Herne Hill, S.E.
3	Feb. 1912	*PARROTT, CHARLES CLAYTON	50, Friars Stile Road, Richmond, Surrey.
0	Oct. 1903	*PARROTT, HUGH FRANCIS VIVIAN	5, Great College Street, Westminster Abbey, S.W.
6	Oct. 1913	*PARRY, DAVID MORRIS	Gwynfryn, Pwllheli, N. Wales.
9	Oct. 1912	*PARRY, WALTER JOHN	The Cottage, Conway, N. Wales.
0	Oct. 1912	*PARRY-JONES, DAVID REGINALD	Sylvadale, Queen Victoria Road, Coventry, Warwickshire.
8	Oct. 1905	*PARSONS, ARTHUR STANLEY	4, Hillaries Road, Gravelly Hill, Erdington, Warwickshire.
21	Oct. 1910	*PASCOE, HERBERT	County Hall, Wakefield, Yorks.
6	Oct. 1909	*PATCHING, EDWARD GLENCAIRN	46, London Road, East Grinstead, Sussex.
2	Oct. 1912	*PATERSON, THOMAS SIMPSON	c/o Paterson and Thomas, 16, Cook Street, Liverpool.
3	Oct. 1912	*PATERSON, WILLIAM	The Cottage, Biggar, Lanark.
6	Feb. 1909	*PATEY, GEORGE HEAD	3 and 5, Station Road, Watford, Herts.
9	Oct. 1907	*PATON, JOSEPH TRAIN	Callendar Estate Office, Callendar Park Falkirk, N.B.
8	Oct. 1906	*PATON, HUGH	Land Valuation Office, 12, St. John's Lane, Liverpool.
8	Oct. 1913	*PATTEN, JOHN	Hulm Park, Alnwick, Northumberland.
4	Oct. 1912	*PATTINSON, JEFFREY	Casilla, 243, Asuncion, Paraguay, S. America.
18	Oct. 1902	*PATTISSON, WILLIAM HENRY MUNNINGS	Estate Office, Helmingham, Suffolk.
0	Oct. 1907	*PAUL, FRANCIS	180, Avenue Road, Acton, W.
2	Oct. 1910	*PAUL, GEORGE GARNHAM	Gunton Park, Norwich.
7	Oct. 1895	*PAUL, JOHN WILLIAM	31, Bedford Row, W.C.
7	Oct. 1909	*PAWLEY, TOM EDMUND	14, Rodway Road, Bromley, Kent.
5	Oct. 1912	*PAWSON, ARTHUR CLIVE	Howe Combe, Watlington, Oxon.
2	Oct. 1907	*PAXTON, ARCHIBALD PHILIP	76, Taylor Road, Wallington, Surrey.
9	Oct. 1913	*PAYNE, FREDERICK GEORGE	County Hall, Spring Gardens, S.W.

Dip. No.	Date of Election	PROFESSIONAL ASSOCIATES.	Address.
6341	Oct. 1911	*¶PAYNTER, E. ERNEST W., N.D.A. (Hons)	Bere Alston, Devon.
5748	Oct. 1909	*PEAKE, ALBERT EDWARD	
3116	Oct. 1896	*PEARCE, CHARLES FREDERICK . .	71, Edgware Road, W.
6806	Oct. 1912	*PEARCE, DOUGLAS	Old Worden Hall, Leyland, near Preston, Lancs.
6342	Oct. 1911	*¶PEARCE, HUBERT WILLIE	2, Steward Place, Wellington, Salop.
4232	Oct. 1903	*PEARCE, STEPHEN HARVEY	Architect's Department, L.C.C., Spring Gardens, S.W., and Polruan, Conway Road, Southgate, N.
4809	Feb. 1906	*PEARCE, WILLIAM HENRY, A.M.T.C.E.	Town Hall, Swanage, Dorset.
5009	Oct. 1906	*¶PEARCE, DOUGLAS DAVISSON . .	14, Alfred Road, Acton, W.
7330	Oct. 1913	*PEARCE, CLIFFORD JAMES	The Croft, North Curry, Taunton.
5516	Oct. 1908	*¶PEARMAN, FRANCIS MAY	Sedgewick P.O., Alberta, Canada.
7331	Oct. 1913	*PEARSE, MARTIN	Hill Rise, Albany Crescent, Claygate, Surrey.
6807	Oct. 1912	*¶PEARSON, BENJAMIN JOHN	Surveyor's Department, Town Hall, Liverpool.
6023	Oct. 1910	*PEARSON, GEORGE PARKER	Borough Surveyor's Office, Marlborough, Wilts.
6024	Oct. 1910	*PEARSON, NORMAN HANSON	52, Percy Park, Tynemouth, Northumberland.
4051	Oct. 1902	*PEARSON, THOMAS GIBSON	10, Hibbert Road, Barrow-in-Furness, Lancashire.
6808	Oct. 1912	*¶PEARSON, WILLIAM	10, Grange Road, Dudley, Worcestershire.
5740	Oct. 1909	*¶PEAT, FREDERICK JAMES	West View, Evesham Road, Reigate, Surrey.
6975	Feb. 1913	*PEEL, WILLIAM RALPH	Peel Estate Office, Accrington, Lancashire.
2634	Feb. 1894	*PEGGE, JOHN THOMAS	City Surveyor's Office, Durham.
5243	Oct. 1907	*PEIRCE, RICHARD GEORGE	65, Fonthill Road, Hove, Sussex.
5244	Oct. 1907	*¶PEMBERTON, BASIL CHARLES . .	59 and 60, West Stockwell Street, Colchester.
5517	Oct. 1908	*¶PEMBERTON, PERCY LEIGH	Castle House, Eynsford, Kent.
7332	Oct. 1913	*PENDERED, RICHARD DUDLEY . .	Redwell, Wellingborough, Northamptonshire.
7333	Oct. 1913	*¶PENNINGTON, RICHARD WATSON .	83, Enys Road, Eastbourne, Sussex.
6025	Oct. 1910	*¶PENNINGTON, STANLEY MUNCASTER	67, Worcester Road, Bootle, Lancs.
7334	Oct. 1913	*PENTLETON, ROBERT HENRY	Lyndale, Glencairn Road, Streatham, S.W.
3118	Oct. 1896	*PEPPERCORN, JOHN ARTHUR . . .	Eaton Socon, St. Neots, Huntingdonshire.

P. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
0	Oct. 1909	*||PERCIVAL, FRANK NEVILLE ..	Eastwood, Agnew Street, Lytham, Lancashire.
6	Feb. 1913	*PERCY, GEORGE REGINALD ..	Springs End, Ilkley, Yorks.
9	Oct. 1912	*PERKIN, CHARLES	8, Newbould Road, Cheadle, Cheshire.
2	Oct. 1902	*PERKIN, DANIEL WARD ..	c/o H. R. Perkin, Galworthy, Tavistock, Devon.
3	Oct. 1911	*PERKIN, REGINALD JEFFRIES ..	11, Cole Hill, Tamworth, Staffs.
5	Oct. 1913	*PERKINS, FREDERICK WILLIAM ..	Tinley Lodge, Hildenborough, Kent.
8	Nov. 1390	*PERKINS, JOSEPH	86, Willows Road, Balsall Heath, Birmingham.
1	Oct. 1906	*||PERKINS, SAMUEL BARCLAY ..	H.M. Office of Works, Storey's Gate, S.W.
6	Oct. 1913	*PERRIN, FRANK JANES ..	Meadow View, Park Lane, Barnstaple, N. Devon.
2	Oct. 1900	*PERRINS, GEORGE LATHAM ..	13, Cambridge Road, Lytham, Lancashire.
5	Oct. 1904	*||PERRY, CHARLES WILLIAM ..	18, Spencer Avenue, Bowes Park, N.
0	Oct. 1912	*||PERRY, KENNETH GEORGE ..	Estate Office, L.B. and S.C. Rly., London Bridge, S.E.
3	Oct. 1908	*PETER, ARTHUR GRANVILLE ..	Northernhay, Launceston, Cornwall.
2	Oct. 1906	*||PETER, FRANCIS	Ham Villa, Berkeley, Gloucestershire.
0	Feb. 1904	*||PETERS, GEORGE FARMER JAMES	London and South Western Bank Chambers, Woking, Surrey.
4	Feb. 1912	*PETLEY, BERTRAM	Crixhall Court, Staple, Canterbury.
4	Oct. 1911	*PETLEY, GUY	Crixhall Court, Staple, Canterbury.
1	Oct. 1909	*||PETTINGALE, CHARLES EDWARD	63, Tanfield Road, Birkby, Huddersfield.
1	Dec. 1883	PEWTRESS, HERBERT WILMS- HURST	15, Cursitor Street, Chancery Lane, W.C.
5	Oct. 1911	*||PHILCOX, CECIL LODGE ..	Pré Fleuri, Woking, Surrey.
1	Oct. 1912	*||PHILIPS, HERBERT STANLEY ..	Surveyor's Department, New Scotland Yard, S.W.
9	Oct. 1913	*||PHILLIPS, CUTHBERT EMRYS VAUGHAN	4, Headingley Terrace, Leeds.
5	Oct. 1894	*PHILLIPS, FRANCIS JOHN ..	Albury, Queen's Road, Springfield, Chelmsford.
9	Mar. 1884	PHILLIPS, GEORGE CAWKWELL ..	Chelmsford.
2	Oct. 1912	*||PHILLIPS, SAMUEL CHARLES ..	84, Park Avenue South, Crouch End, N.
6	Oct. 1910	*||PHILLIPS, SYDNEY VERNON ..	Prudential Chambers, Lichfield Street, Wolverhampton, Staffs.
5	Oct. 1907	*||PHILLIPS, WILLIAM NEWTON ..	Cawdor Estate Office, Carmarthen.
3	Oct. 1912	*||PHILLIPS, WILLIAM RITCHIE ..	47, Fordwych Road, Brondesbury, N.W.
5	Oct. 1903	* § PHILPOT, CLIFFORD NEEDHAM	Hawkstone Estate Office, near Shrewsbury.

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6346	Oct. 1911	*PICARD, EUGENE CUTHBERT LLEWELLYN	47, High Street, Bedford.
7337	Oct. 1913	*PICKERSGILL, ALFRED	6, Albion Street, Hull.
5752	Oct. 1909	*PIERCE, EDWARD LEMUEL.. ..	Valuer's Office, Inland Revenue, Romford, Essex.
6347	Oct. 1911	*PIERCE, THOMAS HARLE	Victoria House, Abergele, Denbighshire
6814	Oct. 1912	*PIERPOINT, LEONARD	6, Park Road, Wigan, Lancs.
7338	Oct. 1913	*PIKE, JOHN PERCY	City Engineer's Department, City Hall, Port Elizabeth, Cape Colony.
4497	Oct. 1904	*PILBEAM, FRANCIS NEWCASTLE..	60, Bassein Park Road, Ravenscourt Park, W.
6815	Oct. 1912	*PILLEY, HERBERT ANTHONY ROSSER	33, Randolph Gardens, Dover, Kent.
4236	Oct. 1903	*PINCKNEY, HENRY CHRISTOPHER	The Estate Office, Stoodleigh, Tiverton, Devonshire.
3254	Oct. 1897	*PINFOLD, FRANCIS ARTHUR ..	Estate Office, L.B. and S.C. Ry., London Bridge Terminus, S.E.
3723	Oct. 1900	*PINSON, GILBERT.. .. .	Cobden Buildings, Corporation Street, Birmingham.
6348	Oct. 1911	*PIPE, HENRY JAMES	Bickley, Druce Road, Dulwich, S.E.
5753	Oct. 1909	*PLANT, CLIFFORD ERNEST.. ..	Supervisor, Department of Building, Central Technical College, Brisbane, Queensland.
3725	Oct. 1900	*PLANT, WILLIAM, A.M.I.C.E. ..	Borough Hall, Stafford.
5013	Oct. 1906	*PLUMB, FRANCIS CLARKSON ..	Main Avenue, New Topley, nr. Sheffield
6349	Oct. 1911	*PLUMPTON, EDWARD HUBERT ..	Estate Offices, Cobham, Surrey.
5014	Oct. 1906	*PLUMSTEAD, HENRY WILLIAM LEWIS	126, The Avenue, Highams Park, N.E.
7339	Oct. 1913	*POINTON, HAROLD JESSE	13, Albert Street, Newcastle, Staffs.
5754	Oct. 1909	*POLLEY, GORDON	Hunstrete Estate Office, Pensford, Bristol
6027	Oct. 1910	*POORE, JOHN	Thames Bank House, Lower Ham Road, Kingston-on-Thames, Surrey.
4771	Oct. 1905	*POPE, HERBERT BURGHAM ..	Eddington House, Hungerford, Berks.
6977	Feb. 1913	*PORTAL, GERVAIS EDWARD ..	Inland Revenue, District Valuer's Office, Finsbury Park, N.
5088	Feb. 1907	*PORTER, EVELYN DE BOCK ..	12 and 13, Bow Lane, E.C.
4239	Oct. 1903	*PORTER, SYDNEY LAWRENCE ..	18, Browns Road, Surbiton Hill, Surrey
7340	Oct. 1913	*POTTER, EDGAR WILLIAM	198, Bedford Hill, Barking, S.W.
5519	Oct. 1908	*POTTER, EDWARD	Bosigran, Whytecliffe Road, Purley, Surrey.
6028	Oct. 1910	*POTTIER, ALFRED	34, Victoria Buildings, Victoria Street, Manchester.
6116	Feb. 1911	*POTTS, GILBERT ACKROYD ..	54, Park Road, Faversham, Kent.
6816	Oct. 1912	*†POVER, WILLIAM ALFRED.. ..	

ip. D. Election.	Date of Election.	PROFESSIONAL ASSOCIATES	Address.
72	Oct. 1905	*POVEY, STEPHEN GODDARD ..	Messrs. Talbot and White, 9, Ham- let Court Road, Westcliff-on-Sea, Essex.
7	Oct. 1906	*POWELL, WALLACE GERALD ..	City Engineer's Office, Norwich.
99	Oct. 1904	*POWER, RICHARD REILLY..	Director of Works Department, Admiralty, S.W.
41	Oct. 1913	*POYNTON, REX JAMES ..	2Q, Bickenhall Mansions, Gloucester Place, W.
47	Oct. 1907	*PRATT, JERMYN HAROLD ..	Ryston Hall, Downham, Norfolk.
55	Oct. 1909	*PRESTON, ERIC WATSON ..	Curlew Hope, Weybridge, Surrey.
42	Oct. 1913	*PRESTON, WALTER RONALD ..	Curlew Hope, Weybridge, Surrey.
74	Oct. 1905	*PREVATT, FRANCIS CHRISTOPHE	163, Belmont Circular Road, Port-of- Spain, Trinidad, West Indies.
14	Feb. 1898	*PRICE, CAPEL HEREWARD..	89, Parliament Hill Mansions, Lissenden Gardens, N.W.
56	Oct. 1909	*PRICE, DANIEL HENRY ..	Surveyor's Office, Aberbargoed, Mon.
17	Oct. 1912	*PRICE, ERIC ARTHUR..	90, Walm Lane, Cricklewood, N.W.
18	Oct. 1912	*PRICE, GEORGE STANLEY ..	Ivy Dene, Rhos-on-Sea, Colwyn Bay, N. Wales.
43	Oct. 1913	*PRICE, HUBERT HOLROYD ..	Valuer's Office, High West Street, Dorchester.
48	Oct. 1907	*PRICE, JOHN ROWLAND ..	102, Bradwall Road, Sandbach, Cheshire.
49	Oct. 1907	*PRICE, REGINALD HENRY KING	25, Clare Street, Bristol.
21	Oct. 1908	*PRICE, ROBERT HENRY, M.R.A.C.	Warwick Cottage, Reed Pond Walk, Gidea Park, Essex.
44	Oct. 1913	*PRICE, THOMAS GEORGE ..	Black Lion, Cross Hands, Llanelly, Carm.
99	Oct. 1910	*PRICE, WILLIAM HARRY LYNE ..	6, Byron Villas, Knighton Park Road, Sydenham, S.E.
9	Oct. 1912	*PRIDAY, ARTHUR KENNETH ..	102, Riggindale Road, Streatham, S.W.
85	Oct. 1901	*PRIEST, ALBERT EDWARD..	Oaten Fields, Halesowen, Worcester- shire
5	Oct. 1898	*PRIESTMAN, ALFRED TUKE ..	Valuer's Office, Manor Row, Bradford, Yorks.
22	Oct. 1908	*PRIOR, ARTHUR SPARKS ..	3, St. Michael's Place, Brighton.
1	Oct. 1911	*PRIOR, GORDON STEWART ..	223, High Street, Lewisham, S.E.
20	Oct. 1912	*PRIOR, MARK HORE ..	Holmleigh, Gordon Road, Camberley, Surrey.
1	Oct. 1904	*PRITCHARD, ANDREW BADEN ..	Estate Office, Little Ingestre, Stafford.
1	Oct. 1912	*PRITCHARD, WILLIAM, JUN.	Highfield View, Quernmore Road, Lan- caster.
22	Oct. 1912	*PROSSER, ARTHUR DILLWYN ..	c/o W. D. Cromarty, 23, Dominion Building, Edmonton, Alberta, Canada.
52	Oct. 1911	*PROSSER, ROGER, B.SC. ..	Valuation Department, The Elms, Struet, Brecon.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES	Address.
7345	Oct. 1913	*PROUD, STANLEY SISSON	Surveyor's Department, Union Offices, Sedgefield, Co. Durham.
6353	Oct. 1911	*PLOWSE, ALBERT EDWARD	51, Upper Holland Road, Sutton Coldfield, Warwickshire.
1680	Dec. 1889	*PUCKRIDGE, PERCIVAL MARTIN ..	Milton Pewsey, Wilts.
5250	Oct. 1907	*PULFORD, LEONARD CYRIL	The Cedars, Addiscombe, Surrey.
5757	Oct. 1909	*PUNCHARD, THOMAS WILLIAM ..	4, Belmont, Kendal, Westmorland.
6823	Oct. 1912	*PUNTER, PERCIVAL ALAN	19, Grove Road, Bridgend, Glam.
5359	Feb. 1908	*PURSEY, CHARLES	City Surveyor's Office, Wells, Somerset.
6824	Oct. 1912	*PURSGLOVE, ARCHIBALD, A.R.I.B.A.	10, Elmsmere Road, Fog Lane, Didsbury Manchester.
6030	Oct. 1910	*PUSSER, DANIEL ROBERT	Meadowcroft, Perry Hill, Catford, S.E.
2985	Oct. 1895	*PYE, GEORGE HENRY	Rocklyn, Barkers Lane, Ashton-on-Mersey, Cheshire.
6354	Oct. 1911	*PYKE, LEWIS HAROLD	Black Friars, Battle, Sussex.
4502	Oct. 1904	*QUARMBY, CHARLES DAVID	64, Crescent Lane, Clapham, S.W.
7346	Oct. 1913	*QUILTER, HENRY	St. Malo, Percy Road, Hampton-on-Thames, Middlesex.
6355	Oct. 1911	*RACKHAM, HAROLD WILFRED ..	Hill View, Harrow Weald, Middlesex.
5768	Oct. 1909	*RADBURN, SYDNEY CHARLES	39, Earlsfield Road, Wandsworth Common, S.W.
7347	Oct. 1913	*RADFORD, NORMAN HAROLD	Aylesbury, St. Anne's-on-Sea, Lancs.
6356	Oct. 1911	*RAE, THOMAS HERDMAN	10, Belle Vue Road, Sunderland, Co. Durham.
7343	Oct. 1913	*RAINSFORD, ROBERT WORHAM ..	42, Nelson Road, Lexden, Colchester.
6357	Oct. 1911	*RALPHS, WALTER	880, Coventry Road, Small Heath, Birmingham.
6825	Oct. 1912	*RAMPTON, PERCY WILLIAM	5, Mount Street, W.
7349	Oct. 1913	*RAMSAY, ERNEST WILLIAM	16, Whiteley Road, Upper Norwood, S.E.

p. n. Date of Election.	PROFESSIONAL ASSOCIATES.	Address
1 Oct. 1910	*RANDALL, AUGUSTINE ST. GEORGE	224, Derby Road, Nottingham.
6 Oct. 1912	*||RANDALL, ERNEST JOHN JAMES	The Laurels, Tillingbourne Road, Shalford, Guildford.
3 Oct. 1908	*RANKIN, ERNEST ALFRED ..	Somerville, Bourton, Dorset.
0 Oct. 1913	*||RANKIN, HENRY ALEXANDER ..	Rockburn, Bent Road, Hamilton, N.B.
1 Oct. 1899	*||RANSOM, THOMAS REGINALD ..	28, Cadogan Place, Belgrave Square, S.W.
9 Oct. 1906	*||RATCLIFF, SIDNEY ARTHUR ..	61, Cleveland Square, Lancaster Gate, W.
7 Oct. 1912	*RATCLIFF, WILLIAM WATTS ..	41, Lambton Road, Wimbledon, Surrey.
8 Oct. 1912	*||RAWLENCE, ARTHUR RAYMOND ..	Tilhays, Iwerne Minster, Blandford, Dorset.
0 Oct. 1906	*||RAWLENCE, GEORGE NORMAN ..	7, Moberley Road, Salisbury.
6 Oct. 1898	*RAWSTRON, CHARLES OLIVER ..	Rural District Council Offices, Lichfield, Staffordshire.
1 Oct. 1903	*||RAYMOND, JAMES OWEN ..	Western Road, Tring, Herts.
2 Oct. 1907	*||RAYMOND, WALTER LESLIE ..	The Estate Office, Golder's Green, N.W.
1 Oct. 1913	*RAYNER, KENNETH ..	5, Lower Common, Putney, S.W.
2 Oct. 1913	*RAYNER, WILLIAM DEX LEA ..	18, Capps Road, Norwich.
2 Oct. 1910	*RAYSON, WILLIAM JAMES ..	Dandenong, Victoria, Australia.
3 Oct. 1913	*READ, ALBERT EDWARD ..	428, Wandsworth Road, S.W.
9 Oct. 1912	*READ, WILLIAM STRATFOLD ..	Saunderton, Princes Risborough, Bucks.
8 Oct. 1907	*||REAVELL, CHARLES ASQUITH ..	54, Grasmere Road, Muswell Hill, N.
8 Oct. 1911	*REAY, ROBERT HENRY ..	
7 Oct. 1898	*REDFERN, CHARLES FREDERICK	Whitehall Chambers, 23, Colmore Row, Birmingham.
3 Oct. 1903	*REED, EDWARD B. ..	Public Works Department, Hong Kong.
0 Oct. 1912	*||REED, FRANK ..	18, Holwood Road, Bromley, Kent.
1 Oct. 1912	*REED, STANLEY GORDON ..	The Estates and Valuation Department, L.C.C., Spring Gardens, S.W.
9 Oct. 1911	*REES, MORGAN ..	Penydre House, Neath, Glamorganshire.
7 Oct. 1901	*REES, WILLIAM HAROLD ..	154, Croydon Road, Anerley, S.E.
3 Oct. 1905	*||REEVE, GARNET NORMAN ..	Ashburton, St. Helen's Park Road, Hastings, Sussex.
2 Oct. 1912	*REEVE, HENRY GEORGE ..	c/o T. Reeve, The Paddock, Little Stambridge, Rochford, Essex.
4 Oct. 1913	*REEVES, CHARLES WESTCOTT ..	Branshaw, Uplands Park, Enfield, Middlesex.
5 Oct. 1913	*REID, ALEXANDER EWING, N.D.A.	373, Bath Street, Glasgow.

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6360	Oct. 1911	*[REID, EDWARD DECIMUS	7, Ashwood Terrace, Thornhill, Sunderland, Co. Durham.
6033	Oct. 1910	*[REID, ROBERT DONALD	23, Fotheringham Road, Ayr.
5760	Oct. 1909	*[RENTON, THEADORE ROLANDE VICTOR	Tenter Lodge, Knaresborough, Yorks. and 3, Princes Square, Harrogate
6833	Oct. 1912	*[RHODES, BERTRAM	Allandale, Bowdon, Cheshire.
7356	Oct. 1913	*[RICCOMINI, JAMES ARTHUR ..	12, Newton Road, Faversham, Kent.
6834	Oct. 1912	*RICE, CHARLES SPRING	Royal Automobile Club, Pall Mall, S.W.
6034	Oct. 1910	*[RICE, EDWARD	15, Mostyn Road, Brixton, S.W.
5524	Oct. 1908	*[RICHARDS, ARTHUR WALTER TROLLOPE	15, Wontner Road, Balham, S.W.
5525	Oct. 1908	*[RICHARDS, DANIEL HERBERT ..	1, Mellor Road, Prenton, Birkenhead, Cheshire.
5526	Oct. 1908	*RICHARDS, JOHN SYDENHAM ..	3, Trinity Place, Swansea.
5761	Oct. 1909	*[RICHARDS, ROBERT HERBERT..	Estate Office, Canwell, Sutton Coldfield, Warwickshire.
6835	Oct. 1912	*RICHARDSON, CHARLES FREDERICK JAMES	17, The Avenue, Minehead, Somerset.
3583	Oct. 1899	*RICHARDSON, ERNEST EDWARD..	35, John Street, Bedford Row, W.C.
7357	Oct. 1913	*RICHARDSON, FREDERICK	7, Little College Street, Westminster Abbey, S.W.
5022	Oct. 1906	*RICHARDSON, WILLIAM EDWARD	9, Goldhurst Terrace, South Hampstead N.W.
5257	Oct. 1907	*[RICKARDS, CLEMENT ARCHBOLD ROSS	30, Hyde Park Terrace, Leeds.
4508	Oct. 1904	*RIDDETT, BASIL PERRY	Holmhurst, Gateford Road, Worksop, Notts.
3584	Oct. 1899	*[RIDDETT, MAURICE CHARLES ..	Town Hall Chambers, Ryde, Isle of Wight.
6836	Oct. 1912	*RIDDLE, WILFRID PATTERSON ..	Guildhall, Hull, Yorks.
6837	Oct. 1912	*[RIDE, WILLIAM HENRY	Katey Glen, Wyggeston Street, Burton-on-Trent, Staffs.
6035	Oct. 1910	*[RIGBY, REGINALD	Rose Bank, Prestwich, Manchester.
5762	Oct. 1909	*[RIGGALL, JABEZ ALLAN	Heck House, Grimsby, Lincolnshire.
4311	Feb. 1904	*RINGLAND, WILLIAM EWART ..	8, Wellington Road, St. John's Wood, N.W.
6362	Oct. 1911	*RINTOUL, ANDREW JEFFREY ..	War Department Land Agent, Headquarters, Scottish Command, 22, North Bridge, Edinburgh.
4509	Oct. 1904	*[RIPPON, HERBERT	21, Campden House Road, Kensington W.
5764	Oct. 1909	*RISDON, JOHN PEART	Wiveliscombe, Somerset.
3123	Oct. 1896	*RIVERS, CHARLES EDWIN	Municipal Offices, Harrogate, Yorkshire

p. l. Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
0	Oct. 1904 *¶ RIVERS, FRANK WILFRED	26, Loxley Road, Wandsworth Common, S.W.
9	Oct. 1898 *¶ ROBBINS, WALTER FRANCIS ..	Crawley, Sussex.
5	Feb. 1912 * ROBERTS, ARTHUR CECIL	66, Rosendale Road, Dulwich, S.E.
5	Oct. 1909 *¶ ROBERTS, CHARLES MINTO ..	17, Bedford Row, W.C.
1	Oct. 1904 * ROBERTS, EDWARD LAMPLOUGH ..	7, Kedale Road, Seaford, Sussex.
1	Oct. 1914 *¶ ROBERTS, EDWARD THOMAS ..	Arosfa, Sketty Road, Swansea, S. Wales.
6	Oct. 1910 * ROBERTS, FREDERICK LEONARD ..	4, Homefield Road, Chiswick, W.
8	Oct. 1913 * ROBERTS, HERBERT JOHN	Wistanswick Farm, Market Drayton, Salop.
9	Oct. 1913 *¶ ROBERTS, HOWARD	Cisendune, Hook, Surbiton, Surrey.
8	Oct. 1901 * ROBERTS, JOHN	Churton Villa, Tarvin Road, Chester.
8	Feb. 1913 *¶ ROBERTS, JOHN HUBERT	19, Heathfield Street, Swansea.
3	Oct. 1911 *¶ ROBERTS, WILLIAM HUGHES ..	14, Platts Avenue, Watford, Herts.
9	Oct. 1905 *§ ROBERTSON, CHARLES BOYD ..	Faskally Estate Office, Pitlochry, N.B.
0	Oct. 1898 * ROBERTSON, HENRY CHARLES ..	2, The Broadway, Church End, Finch- ley, N.
7	Oct. 1910 *¶ ROBERTSON, WILLIAM ANDREW ..	The Rosary, East Leake, Notts.
8	Oct. 1912 * ROBINSON, ALFRED KEON	Victoria Chambers, 87, Victoria Street, Grimsby, Lincs.
8	Oct. 1907 *¶ ROBINSON, FRANCIS WALTER ..	30, Halford Road, Richmond, Surrey.
9	Oct. 1912 * ROBINSON, JOHN	Agricultural College, Aspatria, Cumber- land.
8	Oct. 1908 * ROBINSON, LESLIE	1, Station Road, Balham, S.W.
3	Apr. 1882 * ROBINSON, MARTIN CATLIN ..	Wenden, Saffron Walden, Essex.
0	Oct. 1913 * ROBSON, JOHN TEMPLE	1, Grey Street, Bishop Auckland, Durham.
1	Oct. 1913 *¶ ROBSON, THOMAS JOHN	26, Victoria Street, Grimsby, Lincs.
0	Oct. 1912 * RODERICK, WILLIAM DAVID ..	Brynhyfryd, The Parade, Ton Pentre, Glam.
3	Oct. 1905 *¶ RODWELL, LIONEL HELM	8, Sidney Street, Cambridge.
2	Oct. 1913 *¶ ROFF, EDGAR MAURICE	Birchlea, Downshire Hill, Hampstead, N.W.
9	Oct. 1907 * ROGERS, EDGAR ARTHUR	Surveyor's Department, Town Hall, East Ham, E.
9	Oct. 1908 * ROGERS, JOHN	West House, Goring Road, Llanelly, Carmarthen.
0	Oct. 1907 * ROGERS, JOHN RUSSELL	6, High Street, Maldon, Essex.
1	Oct. 1912 *¶ ROGERS, MATTHEW SPENCER ..	Surveyor's Office, County Hall, Truro, Cornwall.
3	Oct. 1913 *¶ ROGERS, VIVIAN BARRY	78, Gloucester Road, South Kensington, S.W.
0	Oct. 1908 *¶ ROLFE, CHARLES BERTRAM ..	Messrs. J. R. Eve and Son, 45, Parlia- ment Street, S.W.

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7364	Oct. 1913	*ROME, JOHN	14, Lindsay Street, Kilmarnock, Ayrshire.
5024	Oct. 1906	*RONALD, THOMAS ROWAN ..	72, Victoria Street, S.W.
6039	Oct. 1910	*ROOME, FRANK MORRIS ..	Southfield, Chidham, near Emsworth, Hants (Sussex Committee).
4514	Oct. 1904	*ROPER, JOHN WILLIAM ..	90, Cannon Street, E.C.
1130	Mar. 1884	ROSE, EDWARD JOSEPH ..	58, Corn Market Street, Oxford.
6979	Feb. 1913	*ROSE, FREDERIC CHARLES ..	Flint House, Lynn Road, Wisbech, Cambs.
4246	Oct. 1903	*ROSEVEAR, JOHN ASHBURNHAM ..	335, Upper Richmond Road, East Sheen, S.W.
6842	Oct. 1912	*ROSS, JOHN	Tudor House, Alma Road, St. Albans, Herts.
4588	Feb. 1905	*ROWE, GILBERT CHARLES ..	8, Philpot Lane, E.C.
6365	Oct. 1911	*ROWETT, FREDERICK JOSEPH LANCASTER	72, Romford Road, Stratford, E.
4785	Oct. 1905	ROWLAND, HAROLD EVANS ..	2, Station Approach, Purley, Surrey.
5025	Oct. 1906	*ROWLAND, WILLIAM JOHN W. ..	Lower Farm, Shabbington, Thame, Oxon.
4247	Oct. 1903	*ROWLANDSON, GEORGE ARM-STRONG	5, Lonsdale Street, Carlisle.
1695	Jan. 1890	*ROWLEY, WILLIAM TAYLOR ..	Royston, Hertfordshire.
5360	Feb. 1903	*ROYDS, GEORGE FREEMAN ..	St. Mary Bourne, Andover, Hants.
5361	Feb. 1903	*RUAAULT, CLAUDE EDWYN ..	28, Victoria Street, S.W.
5766	Oct. 1909	*RUBENS, ISAAC	120, Highbury New Park, N.
4061	Oct. 1902	*RUDDLE, GEORGE WILLIAM ..	233, Brockley Road, S.E.
6343	Oct. 1912	*RUDDLE, ROBERT SKEATE ..	District Valuer's Office, Amersham Hill, High Wycombe, Bucks.
6040	Oct. 1910	*RUDLER, FREDERICK GEORGE ..	Piercefield, Ennerdale Road, Richmond Surrey.
4517	Oct. 1904	*RULE, THOMAS	Belasoni, Tana River, via Lamu, B.E.A.
5026	Oct. 1906	*RUMSBY, WALTER SAMUEL ..	Dalkeith Steps, Bournemouth.
4248	Oct. 1903	*RUSH, ARTHUR LESLIE ..	65, High Street, Tunbridge Wells.
6366	Oct. 1911	*RUSH, EDWARD ALEXANDER ..	Willowsmere, Vale Avenue, Tunbridge Wells.
4788	Oct. 1905	*RUSHWORTH, HAROLD MONTAGUE	Sheering Mill House, Sawbridgeworth, Herts.
4518	Oct. 1904	*RUSS, ERNEST	155, Freshfield Road, Brighton.
6844	Oct. 1912	*RUTHERFORD, ALEXANDER KIRKWOOD	113, New Row, Dunfermline.
6845	Oct. 1912	*RUTHERFORD, JOHN SEYMOUR ..	White Oak, Highclere, Newbury, Berks
3587	Oct. 1899	*RUTTER, ARTHUR LIONEL, M.A. (Cantab.)	63, Sidney Street, Cambridge.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1906	*RUTTER, VALLANCEY ARTHUR..	Hastings House, 10, Norfolk Street, Strand, W.C.
Feb. 1912	*RYAN, BERNAL JOHN.. ..	18, Ellerdale Road, Hampstead, N.W.
Oct. 1904	*RYAN, JOHN A., A.M.I.C.E. (<i>Ireland</i>)	Catherine Street, Waterford.
Oct. 1905	*RYDE, EDWARD HUMPHREY NOEL	49 and 50, Parliament Street, S.W.
Oct. 1905	*RYDE, JOHN TITCOMB.. ..	49 and 50, Parliament Street, S.W.
Oct. 1907	*RYLAND, LORENCE	Crosswoods, Beaconsfield, Bucks.
Oct. 1909	*RYLATT, WALTER PUCKERING, A.R.I.B.A.	The Crescent, Hathersage, Derbyshire.
Oct. 1903	*SACKETT, SIDNEY RUPERT.. ..	37, Whitehill Road, Gravesend, Kent.
Oct. 1902	*SAINSBURY, WILLIAM CHARLES..	20, Narcissus Road, West Hampstead, N.W.
Oct. 1897	*ST. AUBYN, BELVILLE MOLESWORTH, B.A. (<i>Oxon.</i>)	Halwell House, Kingsbridge, S. Devon
Oct. 1913	*ST. JOHN, LOUIS FREDERICK ..	75, Petergate, York.
Oct. 1907	*ST. QUINTIN, CLIFFORD JACK ..	50, Threadneedle Street, E.C.
Oct. 1911	*SAISE, WALTER	Ventnor House, Forest Road, Fishponds, Bristol.
Oct. 1893	*SALE, ARTHUR REED	Excise Office, P.O. Box 694, Cape Town.
Oct. 1901	*SALT, LEONARD EUSTACE	Havelock Road, Shrewsbury.
Oct. 1906	*SALTER, WILLIAM	G. E. R. Land Agent's Office, Liverpool Street Station, E.C.
Oct. 1907	*SALTER, WILLIAM ERIC	25, Thorpe Road, Norwich.
Oct. 1903	*SALWEY, ARTHUR	14, Upper Lattimore Road, St. Albans, Herts.
Oct. 1912	*SAMUEL, WILLIAM WILFRID ..	23, Ena Avenue, Neath, S. Wales.
Oct. 1912	*SANCTUARY, CAMPBELL THOMAS	Mangerton, Melplash, S.O., Dorset.
Oct. 1909	*SANDERS, JOHN ROBERT	63, Normanby Road, Dollis Hill, N.W.
Feb. 1902	*SANDS, HUBERT COVELL, LIC.R.I.B.A... .. .	Amhurst, Guibal Road, Lee, S.E.
Oct. 1908	*SARGENT, AUGUSTUS MONTAGUE	Valuer's Office, 28, High West Street, Dorchester.
Feb. 1890	*SATCHELL, HERBERT A., F.R.I.B.A.	3, Staple Inn, W.C.

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5832	Feb. 1910	*¶ SAUNDERS, CLEMENT	c/o Mrs. T. H. Bailey, Fernbank Station Road, Shirehampton, near Bristol.
3731	Oct. 1900	*¶ SAUNDERS, EDGAR WALTER ..	23, Eastern Road, Romford, Essex.
5265	Oct. 1907	*SAUNDERS, EDWARD YOUNGS ..	Borough Surveyor's Office, Barnstaple, Devon.
6042	Oct. 1910	*SAUNDERS, LESLIE	32, Upper Rock Gardens, Brighton.
4254	Oct. 1903	*SAVAGE, TOM ALBERT.. ..	55, Mills Hill Road, Middleton Junction, Manchester.
6044	Oct. 1910	*¶ SAWARD, SIDNEY CARMAN.. ..	Orwell Lodge, Hermitage Walk, Snaresbrook, Essex.
6045	Oct. 1910	*¶ SAYER, HARVEY ROBERT	45, Choumert Road, Peckham, S.E. (Surrey Committee).
5769	Oct. 1909	*¶ SCALES, ARTHUR ALFRED	37, Tichborne Street, Leicester.
5532	Oct. 1908	*¶ SCANTLEBURY, WILLIAM SETH ..	62, Wisteria Road, Lewisham, S.E.
5533	Oct. 1908	*¶ SCARLETT, JOHN WALTER, JUN.	c/o Scarlett and Goldsack, 5, Cecil Square, Margate.
5267	Oct. 1907	*¶ SCEATS, DOUGLAS BRIANT.. ..	224, Meadvale Road, Ealing, W.
6046	Oct. 1910	*¶ SCHILLING, JOHN FRANCIS.. ..	Valuation Department, Princess Square Plymouth.
6848	Oct. 1912	*¶ SCHMIEDER, CARL FREDERICK GEORGE	Manor House, Formby, Lancs.
5268	Oct. 1907	*¶ SCHOLES, JOHN GREAVES	63, East Park Road, Blackburn, Lancs.
4792	Oct. 1905	*SCHROEDER, EDWARD.. ..	Housing Department, London County Council, 116, St. Martin's Lane, W.C.
3422	Oct. 1898	*SCOBLE, HERBERT THOMAS	28, Victoria Street, S.W.
2712	Oct. 1894	*SCORER, ALFRED GEORGE	Hillcrest, Chilworth, Guildford.
6308	Oct. 1911	*SCOTT, CHARLES WILLIAM MONTAGU DOUGLAS	Boughton House, Kettering, Northants
4523	Oct. 1904	*SCOTT, JAMES COSPATRICK	4, The Square, Kelso, N.B.
5771	Oct. 1909	*SCOTT, LESLIE	12, Marine Parade, Brighton.
6849	Oct. 1912	*SCOTT, WILLIAM EASTON	The Orchard, Lemington-on-Tyne, Northumberland.
5270	Oct. 1907	*SCRIVEN, JOHN PEARCE	City Surveyor's Office, Guildhall, E.C.
7366	Oct. 1913	*SCRUTTON, FRANK SEYMOUR	6, Gluman Gate, Chesterfield, Derbyshire.
4793	Oct. 1905	*SEAGO, RALPH WOLLASTON	Custom House Buildings, Lowestoft, Suffolk.
4256	Oct. 1903	*SEALE, PERCY JAMES.. ..	958, Bidwell Street, Vancouver, B.C.
5029	Oct. 1906	*¶ SEARING, GEORGE THOMAS	116, New Colney Road, Dartford, Kent.
6850	Oct. 1912	*¶ SEATON, THOMAS HARDMAN	District Engineer's Office, Great Eastern Railway, Stratford, E.
6369	Oct. 1911	*¶ SEDGWICK, ERNEST	5, Belvedere Road, Sunderland, Co. Durham.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Nov. 1891	*SEDGWICK, RUPERT WILLIAM ..	Derby House, Watford, Herts.
Feb. 1890	*SELBY, FRANK	44, Chancery Lane, W.C.
Dec. 1884	*SELBY, JOHN BASELEY ..	Atherton Hall, Leigh, near Manchester.
Oct. 1900	*SELLER, FRANK RUSSELL ..	Hamilton House, Victoria Embankment, E.C.
Oct. 1907	*SEWELL, FRANK HERSEY ..	26, Croom's Hill, Greenwich, S.E.
Oct. 1912	*SEWILL, ARNOLD WATERLOW ..	The Old Rosery, Redhill, Surrey.
Oct. 1913	*SEXTON, GEORGE WILLIAM FRANCIS	Rosemount, Christchurch Avenue, Brondesbury Park, N.W.
Oct. 1904	*SHARMA, LAKSHMI CHAND ..	Partahgarh, Oudh, United Provinces, India.
Oct. 1905	*SHARP, HERBERT FIRTH ..	1, Briggs Villas, Queensbury, Bradford.
Oct. 1913	*SHARP, WILLIAM ALFRED ..	1, High Street, Roehampton, S.W.
Oct. 1913	*SHARPE, HENRY ERNEST ..	The Ferns, Cressington Park, Liverpool.
Oct. 1908	*SHARPLESS, ARTHUR ..	22, St. Margaret's Road, Wanstead Park, N.E.
Dec. 1887	*SHAW, ARTHUR	Ramsden Estate Offices, Railway Street, Huddersfield, Yorkshire.
Oct. 1905	*SHAW, FREDERICK JOHN ..	3, Offa Street, Hereford.
Oct. 1913	*SHAW, ROBERT WILLIAM ..	5, Dapdune Crescent, Guildford, Surrey.
Oct. 1908	*SHEARBURN, WILLIAM IVERY ..	Culverton Lodge, Dorking, Surrey.
Oct. 1897	*SHEARER, JAMES HUGHAN, A.R.I.B.A.	Commercial Chambers, 229, High Street, Exeter.
Oct. 1911	*SHEATH, ALBERT GEORGE ..	Kynance, Heron Court Road, Bournemouth, Hants.
Oct. 1910	*SHEDDEN, EDWARD CLAUDE ..	Spring Hill, East Cowes, Isle of Wight.
Oct. 1892	*SHELDON, HAROLD	Kinderton Street, Middlewich, Cheshire.
Oct. 1912	*SHELLEY, WILLIAM LINCOLN	28, Beatrice Road, Finsbury Park, N.
Oct. 1905	*SHEPHERD, EDMUND THOMAS	18, Holwood Road, Bromley, Kent.
Oct. 1913	*SHEPHERD, JOHN LINN ..	9, Paterson Street, Dundee.
Oct. 1912	*SHEPHERD, WILLIAM	6, Marine Terrace, Aberdeen.
Oct. 1906	*SHEPPARD, JOHN MORTIMER	39, Bloomsbury Square, W.C.
Apr. 1884	SHERRY, NATHANIEL	45, Fenchurch Street, E.C.
Feb. 1909	*SHERWIN, CYRIL JOSEPH ..	94, North Side, Wandsworth Common, S.W.
Oct. 1904	*SHERWIN, HENRY EDWARD ..	7, Little College Street, Westminster Abbey, S.W.
Oct. 1900	*SHETTLÉ, EDWARD GURNEY ..	6, Princes Street, Yeovil, Somerset.
Oct. 1912	*SHINER, FREDERIC WALTER ..	Blackshott Lodge, nr. Grays, Essex.
Oct. 1913	*SHINER, LAWRENCE ALEXANDER DAVID	7, Adam Street, Strand, W.C.
Oct. 1901	*SHIPWRIGHT, WILLIAM GEORGE, Lic.R.I.B.A.	3, Warwick House St., Charing Cross, S.W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6048	Oct. 1910	*SHIRLEY, HENRY TOWNSEND ..	3, Whittinghame Terrace, Jordanhill Glasgow.
3263	Oct. 1897	*SHORNEY, ARTHUR SHEPHERD..	Donisthorpe, Northcourt Avenue, Reading.
5833	Feb. 1910	*SHORT, JOHN RODWELL	Brunswick House, The Mall, Kensington, W.
7373	Oct. 1913	*SHORTALL, JOHN FRANCIS.. ..	Wilford, St. Lawrence Road, Clontarf Dublin.
6855	Oct. 1912	*SHORTREED, WILLIAM.. ..	The Nest, Clovenfords, Selkirkshire.
4257	Oct. 1903	*SHOTTON, JOHN SIDWELL	9, South Park Hill, Croydon.
5981	Oct. 1910	*SHUTTLEWORTH-KING, CHARLES JOHN	Folke, Selborne Road, Worcester.
5772	Oct. 1909	*SICH, PERCY BERTRAM WARDELL	Norfolk House, The Mall, Chiswick, W.
7374	Oct. 1913	*SIMKIN, ROWLAND IVE	63, North Hill, Colchester, Essex.
5773	Oct. 1909	*SIMMONS, FRANK WORTLEY ..	Eastrop Fields, Basingstoke, Hampshire.
6857	Oct. 1912	*SIMMONS, GEORGE HERBERT ..	10, High Street, Doncaster, Yorks.
7375	Oct. 1913	*SIMMS, HAROLD COUSER	Bridge Street, Banbridge, Co. Down.
6050	Oct. 1910	*SIMPSON, CHRISTOPHER	Southerndown, St. James' Park, Harrogate.
5274	Oct. 1907	*SIMPSON, FRANCIS ALEXANDER..	Valuer's Department, 25, Great George Street, Park Street, Bristol.
6117	Feb. 1911	*SIMS, NUGENT WOOLCOTT.. ..	25, Greenhill Road, Harlesden, N.W.
7376	Oct. 1913	*SINGER, WILLIAM HENRY	Woodside, Highwalls, Dinas Powis, Glam.
5774	Oct. 1909	*SISSONS, WILLIAM WYRILL ..	Waterloo Manor, Garforth, near Leeds.
6858	Oct. 1912	*SKARRATT, RONALD JAMES MARTIN	1, Keynsham Bank, Cheltenham, Gloucestershire.
2714	Oct. 1894	*SKEAT, ARTHUR PERCIVAL.. ..	Londonderry, Dominica, British West Indies.
5775	Oct. 1909	*SKEEN, ERNEST ALEXANDER ..	66, Kilmartin Avenue, Norbury, S.W.
4615	Oct. 1905	SKEFFINGTON, THOMAS ASHFORD	141, Macpherson Avenue, Toronto, Ontario, Canada.
4526	Oct. 1904	*SKELT, FREDERICK MITCHELL..	62, Bulwer Road, Leytonstone, E.
3166	Feb. 1897	*SKINGLE, ALFRED CHARLES ..	Valuer's Office, 5, Lyndhurst Road Peckham, S.E.
7377	Oct. 1913	*SKINNER, RUSSELL EDWARD ..	Penolver, Ridgeway Road, Redhill Surrey.
6859	Oct. 1912	*SKIPPER, REGINALD HAYWARD..	21, High Street, Hanley, Staffs.
7378	Oct. 1913	*SKITMORE, THOMAS	8, Burley Street, Belle Vue Gardens Shrewsbury.
5538	Oct. 1908	*SKITT, ARTHUR HOWARD WAKEM	28, London Street, Greenwich, S.E.
6981	Feb. 913	*SKITT, ROWLAND COLLEY	Ras el Khalig, Lower Egypt.
4527	Oct. 1904	*SLADDIN, ARNOLD GLADSTONE..	38, Sightcliffe Road, Brighouse, Yorkshir
7532	Oct. 1914	*SLADE, ARNOLD	Valuation Department, Lincoln's Fields, W.C.
1050	Jan. 1884	SLADE, ISAAC	3, Claremont Road, West Kirby, Cheshire
4066	Oct. 1902	*SLATER, ARTHUR JAMES	P.W.D., Ipoh, Perak, F.M.S.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*SLATER, JOHN	111, Downton Avenue, Streatham Hill, S.W.
Oct. 1904	*SMALL, LEONARD JOHN	Woodford Urban District Council, Woodford Green, Essex.
Oct. 1905	*SMALLBONE, HENRY JAMES ..	Streathley-on-Thames, Berkshire.
Oct. 1914	*SMALLMAN, ARTHUR FREDERICK STRONG	Eliot Lodge, Albemarle Road, Beckenham, Kent.
Oct. 1912	*SMITH, ALFRED EDWARD	72, Lower Leeson Street, Dublin.
Oct. 1913	*SMITH, ARTHUR DOUGLAS NOEL	30, Queen's Road, St. John's Wood, N.W.
Oct. 1912	*SMITH, ARTHUR FREDERICK ..	19, Lancaster Road, New Southgate, N.
Oct. 1902	*SMITH, ARTHUR KITSON	Messrs. Robins and Hine, 5, Waterloo Place, Pall Mall, S.W.
Oct. 1913	*SMITH, CHARLES HERBERT ..	The Uplands, Calderbank Avenue, Urmston, near Manchester.
Oct. 1902	*SMITH, CHARLES PHILIP	Town Hall, Greenwich, S.E.
Oct. 1911	*SMITH, DAVID IVOR	15, Charlton Road, Weston-super-Mare, Somersetshire.
Oct. 1899	*SMITH, DOUGLAS	Orford Estate Office, Thwaite, Erpingham, Norfolk.
Oct. 1905	*SMITH, EDMUND GEORGE	Valuer's Office, 57, Albion Place, Reading.
Oct. 1913	*SMITH, EDWIN	Leigh House, Devizes Road, Swindon, Wilts.
Oct. 1911	*SMITH, ERNEST DISRAELI	9, Spring Gardens, S.W.
Oct. 1904	*SMITH, ERNEST EDWARD	37, Shepherd's Lane, Dartford, Kent.
Oct. 1911	*SMITH, ERNEST LEONARD	Eversley, Bembridge, Isle of Wight.
Oct. 1911	*SMITH, EWART WALLACE	10, Folkestone Road, Dover.
Oct. 1903	*SMITH, FRANK HALL	Surveyor's Office, Sheringham, Norfolk.
Oct. 1914	*SMITH, GEOFFREY	Prinstead Cottage, Winchester, Hants.
Oct. 1898	*SMITH, GEORGE HENRY	1, Worcester Road, Wimbledon, S.W.
Oct. 1907	*SMITH, GEORGE STUART ST. JOHN	Ivy House, High Street, Uckfield, Sussex.
Oct. 1913	*SMITH, HAROLD	61, Gipsy Lane, Earlam Rise, Norwich.
Oct. 1910	*SMITH, HAROLD EZRA	13, Dunstable Road, Luton, Beds.
Oct. 1904	*SMITH, HAROLD ROBERT	The Cottage, Woodbridge, Suffolk.
Oct. 1907	*SMITH, HAROLD SANKEY	Wierton Estate Office, Chart Sutton, Maidstone.
Oct. 1913	*SMITH, HARRY	42, Devonshire Street, Keighley, Yorks.
Oct. 1903	*SMITH, HARRY VINCENT	75, Vernham Road, Plumstead, S.E.
Oct. 1905	*SMITH, HERBERT FREDERICK GEORGE	Estate Office, Waldershare Park, Dover.
Oct. 1912	*SMITH, HERBERT GORDON	Sunnyside, Monkseaton, Northumberland.
Oct. 1901	*SMITH, HUBERT GEORGE	Boughton-Monchelsea, Maidstone.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
7384	Oct. 1913	*§SMITH, HUBERT JOHN	45, Coleraine Road, Blackheath, S.E.
5033	Oct. 1906	*SMITH, JOHN EDWARD	Shipley Fields, Frizinghall, Bradford.
5277	Oct. 1907	*SMITH, JOHN HAROLD	44, St. Andrews, Uxbridge, W.
4800	Oct. 1905	*SMITH, PERCIVAL	Temperance Hotel, Needham Market, Suffolk.
4802	Oct. 1905	*§SMITH, WILLIAM BOULTON	Borough Surveyor's Department, Town Hall, Paddington, W.
2990	Oct. 1895	*SMITHELLS, EDWIN	40, Wellington Road, Edgbaston, Birmingham.
7385	Oct. 1913	*SMYTH, JAMES	22, St. Edmund's Road, Ipswich, Suffolk.
6376	Oct. 1911	*§SMYTH-RICHARDS, FREDERICK GEORGE	Filleigh Lodge, near South Molton, N. Devon.
1905	Nov. 1890	*SNAILUM, WALTER WADMAN ..	Church Street and Wingfield Road, Trowbridge, Wilts.
7386	Oct. 1913	*§SNELL, CHARLES FREDERICK ..	Brierwood, Mountfield Road, Church End, Finchley, N.
5779	Oct. 1909	*SNOOK, HOWARD VIRTUE	Westfield, West Street, Haslemere, Surrey.
3266	Oct. 1897	*SNOW, HENRY CYPRIAN	8, Pocklington's Walk, Leicester.
7387	Oct. 1913	*§SOLOMONS, ERNEST ALBERT ..	1, Gray's Inn Place, W.C.
6864	Oct. 1912	*SORRELL, GODFREY ALFRED VICTOR	Valuation Department, St. Nicholas Chambers, Whitehaven, Cumberland
5034	Oct. 1906	*SORRELL, HAROLD VALENTINE ..	Clarence Chambers, Clarence Street, Southend-on-Sea.
6865	Oct. 1912	*§SORTWELL, ARTHUR ROBERT ..	17, Hamilton Road, Ealing, W.
3267	Oct. 1897	*SOUTHCORBE, JOHN CHARLES ..	Bridge Buildings, Barnstaple, Devon.
6378	Oct. 1911	*SOUTHGATE, FREDERICK JOHN ..	183, Byron Avenue, Manor Park, Essex.
6866	Oct. 1912	*§SPARKS, FERNLY GEORGE	Rosendale, Littledown Road, Bournemouth, Hants.
3495	Feb. 1899	*SPEAKMAN, JOHN McCCLURE ..	Quarantine Service, Tor, via Suez, Egypt.
6867	Oct. 1912	*SPEED, SYDNEY CHARLES	61, Bethune Road, Stoke Newington, N.
1906	Nov. 1890	*SPELMAN, WILLIAM WILTON RIX	Bank Plain, Norwich.
6868	Oct. 1912	*§SPENCER, ALBERT EDWARD ..	Pevensey, Ebury Road, Rickmansworth, Herts.
5578	Feb. 1909	*SPENCER, AUBREY VERE	Cuddington, Aylesbury, Bucks.
4267	Oct. 1903	*SPENCER, FRANCIS AUGUSTUS	Architect's Department, London County Council, S.W.
6379	Oct. 1911	*SPINK, JAMES	18, Maclise Road, West Kensington, W.

ip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
39	Oct. 1908	*|| SPOONER, HERBERT JOHN	55, Woodcote Road, Wanstead, Essex.
80	Oct. 1911	*SPRY, WILLIAM MURRAY STRADDAR	Engineer's Office, Headquarters, Victoria Barracks, Brisbane, Queensland.
05	Oct. 1905	*|| STACEY, MICHAEL BEDE	Old Bank, Reigate, Surrey.
53	Oct. 1910	*|| STAFFORD, JAMES NEILSON GREENLEES	206, Bristol Road, Edgbaston, Birmingham.
30	Oct. 1898	*STALLARD, HAROLD ORLANDO ..	Estate Office, Audley End, Saffron Walden, Essex.
36	Oct. 1906	*STAMFORD, ALFRED ARTHUR ..	23, Lower Green Road, Esher, Surrey.
37	Oct. 1906	*|| STAMPER, THOMAS HENRY GIL- BORN	1, Alexandra Villas, Finsbury Park, N.
70	Oct. 1912	*|| STANBRIDGE, ARCHIBALD ROBERT	22, Manor Road, Merton Park, S.W.
40	Oct. 1908	*STANIER, THOMAS MACPHERSON	Duchy of Cornwall Office, Liskeard, Cornwall.
81	Oct. 1911	*STANLEY, GEORGE	33, St. Philip's Road, Gorton, Manchester.
54	Oct. 1910	*STANLEY, GERALD	Sunny Croft, Trowbridge, Wilts.
55	Oct. 1910	*STANLEY, OWEN GEOFFREY ..	Waverley, Guildford Road, Bagshot, Surrey.
42	Oct. 1908	*STAPLETON, GEORGE AUBREY ..	33, St. Julian's Farm Road, West Norwood, S.E.
71	Oct. 1912	*STARLEY, BERNARD	46, Holyhead Road, Coventry, Warwickshire.
35	Oct. 1900	*|| STEAD, EDWARD JOHN, A.M.I.C.E.	County Surveyor, Wells, Somerset.
88	Oct. 1913	*STEDDY, HARRY CHARLES.. ..	92, High Street, Notting Hill Gate, W.
56	Oct. 1910	*STEDEFORD, JOHN BRITTON ..	189, Selhurst Road, South Norwood, S.E.
57	Oct. 1910	*|| STEDHAM, PERCY NORMAN ..	91, West Street, Fareham, Hants.
97	Oct. 1901	*STEDMAN, CHARLES FREDERICK..	Richmond House, Cranleigh, Surrey.
89	Oct. 1913	*|| STEDMAN, ERNEST WALTER ..	Ennerdale, Brownlow Road, Redhill, Surrey.
35	Oct. 1904	*STEEDS, HERBERT EUSTACE ..	c/o Couchman & Steeds, 75, New Street, Birmingham.
58	Oct. 1910	*STEEL, ALEXANDER MCKEAND	The Holt, South Road, Taunton.
80	Oct. 1909	*STEPHENSON, CHAMBRE CORCOR STILLINGTON	Tan Galle, Colombo, Ceylon.
36	Oct. 1904	*STEPHENSON, ROBERT BARNARD	Victoria Buildings, Grainger St. West, Newcastle-upon-Tyne.
90	Oct. 1913	*STEVENS, ALFRED GEORGE ..	Survey Department, Cadastral Branch, Nairobi, B. E. Africa.
81	Oct. 1909	*|| STEVENS, BENJAMIN	Heathcote, Little Common Road, Bexhill-on-Sea, Sussex.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6060	Oct. 1910	*STEVENS, LEWIS JOHN	78, Milton Road, Hanwell, W.
7391	Oct. 1913	*STEVENS, ROLAND HONYEL ..	22, Sneath Avenue, Golder's Green, N.W.
5280	Oct. 1907	*||STEVENS, WILLIAM FREDERICK HOOD	Granville House, Arundel Street, Strand, W.C.
7392	Oct. 1913	*||STEVENS, WILMOT DRIFFIELD ..	Nunthorpe, S.O., Yorkshire.
6061	Oct. 1910	*||STEVENSON, ALEXANDER EWING	Blawarthill, Yoker, by Glasgow.
710	Jan. 1882	STEVENSON, FREDERICK J. ..	Portland Office, Queen Anne Street, W.
7477	Feb. 1914	*STEWART, GEORGE EDWARD ..	c/o Dr. R. T. Locke, Jaboticabal, Estado de São Paulo, Brazil.
6872	Oct. 1912	*||STEWART, ALEXANDER WYPER ..	18, Bruntsfield Avenue, Edinburgh.
6873	Oct. 1912	*STEWART, ALISTER DOUGLAS ..	Coolmore, Parkstone, Dorset.
6874	Oct. 1912	*||STEWART, NEIL	20, Swinley Lane, Wigan, Lancs.
7393	Oct. 1913	*||STEWART, WILLIAM HINTON ..	Rowanlea, Truscott Avenue, Winton, Bournemouth, Hants.
7394	Oct. 1913	*STILES, ARTHUR	Lincoln House, Ponder's End, Middlesex.
5281	Oct. 1907	*||STILES, HERBERT	20, Temple Sheen Road, East Sheen, S.W.
4807	Oct. 1905	*||STIMSON, DOUGLAS CECIL	52, Brixton Hill, S.W.
5630	Feb. 1900	*||STIMSON, EDWARD FREDERICK	88, Streathbourne Road, Balham, S.W.
3270	Oct. 1897	*||STIMSON, HERBERT PERCY	12, New Kent Road, S.E.
3737	Oct. 1900	*STOCKINGS, ARTHUR PERRY ..	Cumrew, Radlett, Herts.
6382	Oct. 1911	*STOKES, EDGAR EDWARD	Belmont, 418, Woodborough Road, Nottingham.
3738	Oct. 1900	*||STONE, CYRIL FRANK	Stenfur, Furze-field Crescent, Reigate, Surrey.
5782	Oct. 1909	*STONE, HENRY WALCOTT	Lloyd Bank Chambers, North Street, Taunton, Somersetshire.
7395	Oct. 1913	*STONE, LEONARD VICTOR	Hazeldene, Shawfield Park, Bromley, Kent.
5282	Oct. 1907	*STONEHAM, FREDERIC MARTYN	32, Nicholas Lane, Lombard St., E.C., and 48, St. Thomas' Rd., Brentwood, Essex.
5783	Oct. 1909	*STOPHER, GEORGE	Corbiere, Maurice Road, King's Heath, Birmingham.
5283	Oct. 1907	*||STOPS, HERBERT JACKSON	Towcester, Northamptonshire.
7396	Oct. 1913	*||STOREY, JOHN RAWLINSON ..	36, Beaumont Street, Oxford.
6875	Oct. 1912	*||STORRY, FREDERICK WILLIAM SCOTT	Valuer's Dept., Inland Revenue, Doncaster, Yorks.

Ship. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
63	Oct. 1910	*¶ STOTT, HERBERT WHARTON ..	Bay Hall, Huddersfield, Yorkshire.
28	Dec. 1882	STOWER, JOSEPH	43, Chancery Lane, W.C.
64	Oct. 1910	*¶ STRACHAN, ROBERT GORDON ..	5, Great College Street, Westminster, S.W.
784	Oct. 1909	*¶† STRATHERN, TOM DALRYMPLE ..	Hensingham Road, Whitehaven, Cum- berland.
665	Oct. 1910	*¶ STRATTON, PHILIP	Fernleigh, Merridale, Wolverhampton, Staffs.
383	Oct. 1911	* STREETER, EDWIN FREDERICK WILLIAM, Lic.R.I.B.A.	22, Church Lane, Old Charlton, Kent.
397	Oct. 1913	*¶ STRETTON, JOHN WILLIAM ..	196, Strand, W.C.
284	Oct. 1907	* STRIDE, WALTER OSBORN	Messrs. Stride and Son, 63, East Street, Chichester.
666	Oct. 1910	*¶ STROUD, ALBERT WILLIAM ..	51, Graemesdyke Avenue, East Sheen, S.W.
739	Oct. 1900	*¶ STRUDWICK, FRANK EDWARD ..	32, Park Road, Bromley, Kent.
273	Oct. 1903	*¶ STRUDWICK, PHILIP	14, Croft Villas, Green Lane, New Eltham, Kent.
274	Oct. 1903	*¶ STRUTT, JOHN JAMES	Whitelands, Witham, Essex.
876	Oct. 1912	*¶ STUART, FRANCIS DONALD ..	38, Cleveland Terrace, Darlington, Durham.
134	Oct. 1896	* STUBBING, RICHARD WEBB ..	37, Queen Victoria Street, E.C.
667	Oct. 1910	* STUBINGTON, ROBERT ALAN ..	Survey Office, Kuala Lumpur, F.M.S.
284	Oct. 1911	* STUBINGTON, WILLIAM HENRY ..	Survey Office, Kuala Lumpur, F.M.S.
578	Feb. 1889	* STUCKE, WILLIAM HENRY, A.R.I.B.A.	P.O. Box 2271, Johannesburg, and P.O. Box 91, Bloemfontein, B.S.A.
296	Jan. 1886	* STURGESE, JOHN MOORE	Penshurst Park, near Tonbridge, Kent.
808	Oct. 1905	* STURT, LESLIE	Highgate Station (G.N.R.), N.
877	Oct. 1912	*¶ SUDDARDS, FRANK	Valuer's Office, Otley Street, Skipton, Yorks.
785	Oct. 1909	* SUGDEN, ALBERT JOWETT	Architect's Department, County Hall, Wakefield.
285	Oct. 1907	*¶ SUMMERFIELD, HORACE	Overdale, Wherwell Road, Guildford.
978	Jan. 1891	* SUMMERFIELD, JOSEPH CHARLES	43, Chancery Lane, W.C.
535	Oct. 1914	*¶ SUMMERSELL, JAMES GLEED ..	51, High Road, Chiswick, W.
039	Oct. 1906	* SUNDERLAND, AMOS	36, Edith Road, South Norwood, S.E.
900	Oct. 1901	* SURREY, CHRISTOPHER WILLIAM	134, Fleet Street, E.C.
398	Oct. 1913	* SUTCLIFFE, WILLIAM, A.R.I.B.A.	29, Wellington Road, Todmorden, Lancs.
872	Feb. 1906	* SUTTON, CECIL N. STAFFORD ..	Estate Office, Brockenhurst, Hampshire.
433	Oct. 1898	* SWAN, HARROLD	18, Wandle Rd., Upper Tooting, S.W.
273	Oct. 1897	*¶ SWANWICK, BRUCE, M.A. (Oxon.)	The Thatched House, Coates, Ciren- cester, Gloucester.
068	Oct. 1910	*¶ SWORDER, JOHN PERKINS	11, Benet Street, Cambridge.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3235	Oct. 1911	*SYKES, CYRIL	93, Mortimer Street, W.
3386	Oct. 1911	*¶SYKES, WILFRED ELSWORTH ..	Montague House, South Street, Cottingham, E. Yorks.
5544	Oct. 1908	*SYMES, EDWARD DOUGLAS ..	9, Calverley Park Gardens, Tunbridge Wells, Kent.
4809	Oct. 1905	*¶SYMES, JAMES GORDON ..	Surveyor's Department, South Eastern Railway, 84, Tooley Street, London Bridge, S.E.
4076	Oct. 1902	*SYMES, WILLIAM CHARLES ..	22, Elgin Road, Alexandra Park, N.
5377	Oct. 1911	*SYMONS, CECIL FREDERICK ..	Snapper, Barnstaple, N. Devon.
5040	Oct. 1906	*¶§SYMONS, GILBERT GEORGE ..	Messrs. Barker, Coppack and Wickham, St. Werburgh's Chambers, Chester.
8069	Oct. 1910	*¶SYMS, REGINALD HARDY ..	County Surveyor's Office, Newtown, Montgomery.
7399	Oct. 1913	*TACK, ARTHUR WILLIAM ..	68, Damems Road, Keighley, Yorkshire.
3595	Oct. 1899	*TAIT, FRANK VINCENT ..	Moor Park Estate Office, Rickmansworth, Herts.
5817	Nov. 1909	*TAIT, JOHN WILSON	34, St. Andrew Square, Edinburgh.
4275	Oct. 1903	*¶TAIT, WILLIAM IRONSIDE ..	The Town Hall, Sudbury, Suffolk.
5286	Oct. 1907	*TALBOT-PONSONBY, ARTHUR HUGH BRABAZON	17, Victoria Street, S.W.
5041	Oct. 1906	*¶TALLON, JOSEPH FRANCIS ..	1, Bold Square, Chester.
6878	Oct. 1912	*¶TANNER, ARTHUR RALPH ..	18, Kensington Hall Gardens, West Kensington, W.
7400	Oct. 1913	*TAPLIN, GEORGE AUBREY ..	8, John Street, Adelphi, W.C.
4540	Oct. 1904	*TATE, HENRY TINDALL ..	County Hall, Beverley, Yorkshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
8 Oct. 1907	*TAYLOR, ALFRED MOULTON ..	21, Church Hill, Leamington, Warwickshire.
0 Oct. 1910	*TAYLOR, ARTHUR BRASSEY ..	Wynchwood, Foxley Lane, Purley, Surrey.
5 Oct. 1908	*TAYLOR, ERNEST.. ..	15, Hale Street, Ipoh, Perak, F.M.S.
2 Oct. 1910	*TAYLOR, FRANK GEOFFREY ..	8, Montague Road, Edgbaston, Birmingham.
8 Oct. 1909	*TAYLOR, FREDERICK HALE ..	c/o D. Roberts, 19, Heathfield Street, Swansea.
6 Oct. 1908	*TAYLOR, GEORGE ARTHUR.. ..	Surveyor's Office, Bedwellty U.D.C., Aberbargoed, Mon.
9 Oct. 1909	*TAYLOR, GEORGE D.	50, Upper English Street, Armagh.
1 Oct. 1913	*TAYLOR, GEORGE SCARBOROUGH	Northover, Dartmouth Park Avenue, N.W.
0 Oct. 1909	*TAYLOR, HAROLD TOM	16, Beechwood Road, Uplands, Swansea.
1 Oct. 1904	*TAYLOR, HERBERT WILLIAM ..	Surveyor's and Estate Office, Great Western Railway, Paddington Station, W.
8 Oct. 1911	*TAYLOR, JOHN	Manchester House, Holme, <i>via</i> Carnforth, Westmorland.
4 Oct. 1897	*TAYLOR, JOHN FRANCIS WHITE..	3, Lincoln's Inn Fields, W.C.
Oct. 1907	*TAYLOR, JOHN HENLEY	"Ingleside," Golden Manor, Hanwell, W.
9 Oct. 1912	*TAYLOR, JOHN HOWARTH	38, Manor Avenue, Fulwood, Preston, Lancs.
4 Oct. 1901	*TAYLOR, RUSSELL LEIGH	The Cottage, Maiden Bradley, Bath.
5 Oct. 1901	*TAYLOR, SAMUEL DAVIS	Priory Bank, Monmouth.
0 Oct. 1912	*TAYLOR, SHEPHERD HODG, A.M.I.C.E.	Valuation Department, Inland Revenue, 108, Deansgate, Manchester.
3 Feb. 1906	*TAYLOR, THOMAS OSBORNE ..	30, King's Avenue, Muswell Hill, N.
3 Oct. 1910	*TAYLOR, WALTER FLOYD	19, Church Road, Upper Norwood, S.E.
1 Oct. 1905	*TAYLOR, WILLIAM GRAHAM ..	Ingleside, Hanwell, W.
1 Oct. 1912	*TAYLOR, WILLIAM JOHN PALMER	24, Clarendon Road, Redland, Bristol.
2 Oct. 1913	*TAYLOR, WILLIAM KENNETH WENTWORTH	18, Woodstock Avenue, Redland, Bristol.
9 Oct. 1911	*TAYLOR, WILLIAM LING.. ..	54, Hamlet Court Road, Westcliff-on-Sea, Essex.
3 Oct. 1913	*TAYLOR, WILLIAM THOMAS PERCY	21, Station Road, Kenilworth, Warwickshire.
2 Oct. 1905	*TEARE, JOSEPH ERNEST	17, Farrant Street, Douglas, Isle of Man.
3 Oct. 1905	*TEASDALE, GEORGE WILLIAM ..	21, Sutton Road, Walsall, Staffs.
2 Oct. 1912	*TEBBIT, CHARLES LEONARD ..	14, St. Albans Road, Harlesden, N.W.
2 Oct. 1904	*TEMPLE, ALFRED	The Clarence Street Estate Office, Southend-on-Sea, Essex.
1 Oct. 1911	*TEMPLE, RICHARD, JUN.	Estate Offices, Westgate-on-Sea, Kent.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6392	Oct. 1911	*TEMPLETON, STANLEY JAMES ..	22, John Street, Bedford Row, W.C.
3596	Oct. 1899	*TERRY, FRANCIS WILLIAM ..	Low Royd, St. Olave's Road, York.
6074	Oct. 1910	*THAKE, ROBERT FREDERICK WILLIAM	5, Roman Road, Bemerton, Salisbury.
6982	Feb. 1913	*THATCHER, IVAN JAMES ..	124, Cromwell Road, Bristol.
7404	Oct. 1913	*THAYER, JOHN DIAMOND ..	1, Harringay Avenue, Liverpool.
6393	Oct. 1911	*THICKPENNY, CHARLES REGINALD, A.R.I.B.A. ..	19, Gerald Road, Bournemouth.
6118	Feb. 1911	*THOBURN, HUGH FORSYTH ..	30, Station Road, Anerley, S.E.
6983	Feb. 1913	*THOMAS, ALFRED CHRISTOPHER LLEWELLYN	Grove Lodge, Hunton, Kent.
4855	Feb. 1906	THOMAS, ALFRED WILLIAM ..	Director of Works Department, Admiralty, S.W.
4814	Oct. 1905	*THOMAS, ARTHUR JOHN ..	Eastfield, St. Thomas, Swansea.
7406	Oct. 1913	*THOMAS, EDMUND WILLIAM ..	2, Station Road, Cymmer, Port Talbot, Glam.
4277	Oct. 1903	*THOMAS, ERNEST JAMES ..	140, High Street, Gosport, Hampshire.
6075	Oct. 1910	*THOMAS, FREDERICK CHARLES ..	Stanford, Churchfields, Woodford, Essex.
4815	Oct. 1905	*THOMAS, FREDERICK JAMES ..	35, Somerset Road, Newport, Mon.
7406	Oct. 1913	*THOMAS, FREDERICK MOWBRAY	Town Hall, Ealing, W.
5791	Oct. 1909	*THOMAS, JAMES HUGH TREMAYNE	7, Woodville Road, Ealing, W.
4081	Oct. 1902	*THOMAS, PERCIVAL HARTLAND ..	Athenæum Chambers, 24, Nicholas Street, Bristol.
6077	Oct. 1910	*THOMAS, ROBERT ROGERS ..	36, Bryn Road, Swansea.
6583	Oct. 1912	*THOMAS, THOMAS DAVID ..	182, High Street, Treorchy, Rhondda, Glam.
7407	Oct. 1913	*THOMAS, WILFRID BOWEN ..	7, King Street, Carmarthen.
7408	Oct. 1913	*THOMAS, WILLIAM OLIVER ..	Epworth House, Tadcaster, Yorks.
6884	Oct. 1912	*THOMAS, WILLIAM REGINALD ..	4, Coombe Gardens, New Malden, Surrey.
5291	Oct. 1907	*THOMPSON, ALFRED ALEXANDER	Trym, Putney Heath Lane, Putney, S.W.
6078	Oct. 1910	*THOMPSON, ARNOLD JOHN ..	15, Earlsfield Road, Wandsworth, S.W.
6885	Oct. 1912	*THOMPSON, ARTHUR TAYLOR ..	Ash Lawn, Heaton, Bolton, Lancs.
6886	Oct. 1912	*THOMPSON, CHARLES WILLIAM WARD, A.R.I.B.A.	17, St. George's Terrace, Rochester.
2720	Oct. 1894	*THOMPSON, CLAUDE WILLIAM GEORGE HUGH	Estate Office, Escrick, York.
2611	Oct. 1893	*THOMPSON, FREDERICK HUBERT	20, Kedleston Road, Derby.
5292	Oct. 1907	*THOMPSON, FREDERICK WILLIAM	Cornerways, Ashford, Middlesex.
4278	Oct. 1903	*THOMPSON, JOHN CLULOW ..	Westerby House, Smeeton, Leicester.
2721	Oct. 1894	*THOMPSON, JOSEPH ATHERDEN ..	8, Southampton Street, Bloomsbury Square, W.C.
5547	Oct. 1908	*THOMPSON, NEWTON DUKINFIELD	Caterham Valley, Surrey.
2735	Mar. 1895	*THOMPSON, ROLAND O'BRIEN ..	Messrs. J. Rider, Hunt and Co. Bridge House, 181, Queen Victoria Street, E.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4 Oct. 1906	*THOMPSON, THOMAS ERRINGTON	Estate Office, Swarcliffe, Birstwith, via Leeds.
4 Oct. 1911	*THOMSON, CHARLTON	5, Cook Street, Liverpool.
7 Oct. 1912	*THOMSON, DAVID	9, Blackness Avenue, Dundee.
8 Oct. 1912	*THOMSON, GEORGE	Chapelthorpe, Wakefield, Yorks.
9 Oct. 1912	*THOMSON, JAMES BLACK, A.M.I.C.E.	Public Offices, Southall, Middlesex.
9 Oct. 1913	*THOMSON, JOHN SUTHERLAND . .	7, North Street, Elgin, N.B.
9 Oct. 1910	*THORNLEY, HAROLD VICTOR . .	72, Streathbourne Road, Balham, S.W.
5 Oct. 1911	*THORPE, ARTHUR RALPH	5, Lyndhurst Road, Peckham, S.E.
0 Oct. 1913	*THORPE, RAYMOND WILLIAM . .	East Lynne, Leicester Road, New Barnet, Herts.
9 Oct. 1899	*THURGOOD, LEONARD FIELDER . .	8, Adelphi Terrace, Strand, W.C.
5 Oct. 1904	*THWAITES, ARTHUR MILBANK . .	Messrs. Cunningham and Gibaud, Lloyd's Bank Chambers, Bedford Street, Plymouth.
0 Oct. 1910	*TICKLE, ARTHUR GEORGE WARNHAM	Maintenance Office, Public Works Department, Hong Kong.
3 Oct. 1902	*TIDEY, HERBERT GORDON	3, Pentonville Road, Islington, N.
5 Oct. 1906	*TIDMARSH, CHARLES BAILLIE . .	3, Woodland Gardens, Muswell Hill, N.
6 Oct. 1911	*TIFFEN, JOHN HALL	142, Warwick Road, Carlisle.
1 Oct. 1913	*TIFFEN, THOMAS WILLIAM	142, Warwick Road, Carlisle.
0 Oct. 1899	*TIGHE, ARTHUR	Valuation Department, 59 and 60, West Stockwell Street, Colchester.
6 Oct. 1914	*TILL, TOM RYMER	65, High Street, Hailsham, Sussex.
0 Oct. 1912	*TIPLADY, FREDERICK CHESTER . .	16, Mosshall Villas, North Finchley, N.
8 Oct. 1901	*TITTERTON, SYDNEY GEORGE PENN	Strand Estate Office, Southchurch Road, Southend-on-Sea, Essex.
7 Oct. 1906	*TIVENDALE, THOMAS	Highgate Station, G.N.R., N.
8 Oct. 1904	*TOBIAS, MAURICE	Architect's Department, London County Council, 13, Charing Cross, S.W.
1 Oct. 1912	*TODD, BENJAMIN JOSEPH GRAVES	16, Montgomery Street, Cardiff.
0 Oct. 1904	*TOLEY, ERNEST ALBERT	61, Drayton Bridge Road, Hanwell, W.
7 Oct. 1911	*TOLEY, FRANK	154, Uxbridge Road, Hanwell, W.
2 Oct. 1913	*TOLL, STANLEY	69, Calcott Road, Brondesbury, N.W.
6 Oct. 1906	*TOMKINS, SAMUEL EDWARD	12, Windsor Road, Ealing, W.
0 Oct. 1903	*TOMLIN, WILLIAM, JUN. . . .	Hollydene, Birchington, Kent.
2 Oct. 1912	*TOMMY, ARTHUR	Valuation Department, 54, Hamlet Court Road, Westcliff-on-Sea, Essex.
3 Oct. 1912	*TOMSON, MAYNARD	Bedford House, Luton, Beds.
8 Oct. 1911	*TONG, FREDERICK NORMAN	12, Shrewsbury Road, Bolton, Lancs.
4 Oct. 1912	*TOWER, HUGH CHRISTOPHER . .	Peniarth Estate Office, Towyn, Merionethshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3136	Oct. 1896	*TOWN, HENRY ANNANDALE ..	25, St. George's Terrace, Jesmond, Newcastle-on-Tyne, and 5, Market Street, Newcastle-on-Tyne.
5793	Oct. 1909	*TOWNLEY, HERBERT LIONEL ..	94, Inchmery Road, Catford, S.E.
3745	Oct. 1900	*TOWNLY, RONALD STARKEY ..	Pyenot, Highcliff Drive, Leigh-on-Sea Essex.
6984	Feb. 1913	*TOWNSEND, CECIL PHILIP ..	Lawnfield, Castle Hill, Maidenhead, Berks.
5293	Oct. 1907	*TOWNSEND, EDWARD ALDRIDGE	35, Riverway, Palmer's Green, N.
1979	Jan. 1891	*TOWNSEND, GEORGE JAMES ..	Architect's Department, London County Council, Spring Gardens, S.W.
6399	Oct. 1911	*TRACY, BERNARD DAVID, A.R.I.B.A.	Limolou, Croxley Green, S.O., Herts.
5294	Oct. 1907	*TRAFFORD, FRANCIS NOEL ..	Birkenlærae, Upper Tooting Park, S.W.
6895	Oct. 1912	*TREBBLE, SAMUEL	9, Hammet Street, Taunton, Somerset.
6896	Oct. 1912	*TREMELLEN, ENNER THORNEY ..	Clifton House, Aberdare, S. Wales.
7413	Oct. 1913	*TRENCH, WALDO TALBOT ..	Department of Natural Resources, Canadian Pacific Railway, Calgary, Alberta, Canada.
7414	Oct. 1913	*TROKE, GEORGE WILLIAM ..	252, Ferme Park Road, Crouch End, N.
5795	Oct. 1909	*TROLLOPE, FRANCIS HENRY MOORE	13, Hobart Place, S.W.
6081	Oct. 1910	*TROLLOPE, ROBERT JOHN ..	25, Mount Street, W.
6897	Oct. 1912	*TROTTER, GERARD	Witham, Essex.
5295	Oct. 1907	*TROWBRIDGE, FRANK WILLIAM	18, Borough High Street, London Bridge, S.E
5048	Oct. 1906	*TUCKER, ARTHUR HAINES ..	Capital and Counties Bank, Steyning, and 26, Chapel Road, Worthing, Sussex
4551	Oct. 1904	*TURNBULL, ROBERT ERNEST ..	Craig Hall, Middleton, Morpeth, Northumberland.
6898	Oct. 1912	*TURNELL, ROBERT DOUGLAS ..	3, Waterloo Lane, Chelmsford.
5296	Oct. 1907	*TURNER, ALBURY CHARLES ..	Springdale, Glebe Villas, Hove, Sussex.
6401	Oct. 1911	*TURNER, ALEXANDER WAKE- FIELD	Highfield House, Guildford, Surrey
6082	Oct. 1910	*TURNER, ARTHUR	"Derneleugh," Grove Park, Wanstead, N.E.
6083	Oct. 1910	*TURNER, AUGUSTUS GARDNER ..	Westbourne House, Richmond Road, Twickenham, Middlesex.
7415	Oct. 1913	*TURNER, DOUGLAS WARNER ..	Langwith Lodge, Mansfield, Nottinghamshire.
3278	Oct. 1897	*TURNER, DRYSDALE	Royal Agricultural College, Cirencester, Gloucestershire.
4874	Feb. 1906	*TURNER, EDGAR PASSAND ..	Heathside, Northdown Way, Thanet, Kent.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1907	*TURNER, HAROLD ERNEST	Redcot, Mottram Road, Stalybridge, Cheshire.
Oct. 1899	*TURNER, HENRY	19, Walnut Street, Southport, Lancs.
Oct. 1905	*TURNER, HENRY CHARLES PETTIT	204, Croydon Road, Anerley, S.E.
Oct. 1913	*TURNER, HENRY COVENTON ..	59, Broxholm Road, West Norwood, S.E.
Oct. 1897	*TURNER, HERBERT	49, Deansgate, Manchester.
Oct. 1901	*TURNER, JABEZ TENNYSON ..	3, Bannerman Avenue, Inverkeithing, Fife, Scotland.
Oct. 1909	*TURNER, JOSCELINE MAITLAND	c/o H. Hasluck, Ofverum, Sweden.
May 1887	*TURNER, PERCY	Dale Hall, Henley Road, Ipswich.
Oct. 1900	*TURNER, VINCENT	Surveyor and Waterworks Engineer, Town Hall, Bilston, Staffs.
Oct. 1911	*TURNER, WILFRID ARCHER ..	The Gables, Ashton-under-Lyne, Lancs.
Oct. 1912	*TURPIN, WILFRID	19, Albury Road, High West Jesmond, Newcastle-on-Tyne.
Oct. 1911	*TWEEDIE, FREDERICK CHARLES..	29, Colinton Road, Edinburgh.
Oct. 1912	*TWEEDIE, JAMES IRVING, A.R.I.B.A.	Mount Pleasant, Newton-Stewart, N.B.
Oct. 1913	*TWEEDY, ARTHUR BRITTON ..	21, Ombersley Road, Newport, Monmouthshire.
Oct. 1893	*TYLER, WILLIAM BOTT	Estate Department, L. and N. W. Ry., Euston Station, N.W.
Oct. 1911	*TYMMS, DOUGLAS JAMES	13, Queen's Road, St. John's Wood, N.W.
Oct. 1913	*TYRRELL, OSCAR	12, St. Paul's Mansions, Hammersmith, W.
Feb. 1906	*TYSER, GRAFTON LESLIE	38, Clifton Hill, N.W.
Oct. 1910	*TYSON, GEORGE ALFRED	2g, Morgan Mansions, Holloway, N.
May 1884	UDNY, AUGUSTUS CHARLES.. ..	142, Springfield Road, Brighton.
Oct. 1907	*ULLYETT, LESLIE GEORGE STANTON	21, The Market, Green Lanes, Palmer's Green, N.
Oct. 1905	*UPTON, THOMAS HERBERT	66, Station Road, Horsham, Sussex.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6901	Oct. 1912	*VANSTONE, CHARLES DOUGLAS HOWARD	"Athenaia," Headland Park, Paignton Devon.
6085	Oct. 1910	*VANSTONE, FREDERICK WILLIAM ELLIOTT	2, Palace Chambers, Paignton, Devon
6902	Oct. 1912	*VANSTONE, STANLEY PAUL .. .	"Athenaia," Headland Park, Paignton Devon.
4552	Oct. 1904	*VARDY, CHARLES ALFRED SILVER	Cliveden Chambers, Maidenhead, Berk shire.
7420	Oct. 1913	*VEAL, WILFRED HENRY .. .	Awkley, Sterte, Poole, Dorset.
3280	Oct. 1897	*VEIT, LEONARD JAMES .. .	7, Commercial Road, S.W.
5049	Oct. 1906	*VENNING HARRY JOHN, A.R.I.B.A.	5, Bedford Row, W.C.
4553	Oct. 1904	*VICKERMAN, MONTAGUE HAROLD	Ossulston, Copland Avenue, Wembley Middlesex.
6904	Oct. 1912	*VICKERS, CHARLES GOLDTHORPE	The Manor House, Silver Hill, Sheffield
6405	Oct. 1911	*VILLAR, PHILIP LOVIBOND .. .	Taunfield House, Taunton, Somerset
3910	Oct. 1901	*VINCE, CLEMENT HARWOOD .. .	Survey Department, Colombo, Ceylon
5799	Oct. 1909	*VINCE, FREDERIC HAROLD .. .	41, St. John's Road, Watford, Herts.
6086	Oct. 1910	*VINE, WILFRID GORDON .. .	6, George Street, Euston Road, N.W.
4822	Oct. 1905	*Vining, ERIC LESLIE RANDALL	74, Great Tower Street, E.C.
6406	Oct. 1911	*VINT, JAMES HENRY WHITE .. .	9, Theobald Road, Lea Bridge Road Leyton, E.
7421	Oct. 1913	*VINTER, PAMPLIN MAULDIN .. .	5, High Road, Wood Green, N.
4554	Oct. 1904	*VOISEY, PERCY DEERING .. .	12, North Avenue, Polsloe Road, Exeter.
4555	Oct. 1904	*VOYCE, JOHN	35, Hamilton Square, Birkenhead.
6985	Feb. 1913	*WADDELL, GAVIN	Weston Bank, Plains, Airdrie, N.B.
6407	Oct. 1911	*WADDINGTON, WILLIAM .. .	66, Clarendon Road, Walthamston Essex.
1464	Feb. 1888	*WADE, HENRY	10, Pitt Street, Barnsley, Yorkshire.
6087	Oct. 1910	*WADE, REGINALD SIDNEY .. .	Red House, Overhill Road, Lordship Lane, S.E.
5299	Oct. 1907	*WADMAN, ALBERT JOHN .. .	6, Rue del' Ancienne Bourse, Alexandr Egypt.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1913	*WADMORE, EDWIN ARTHUR ..	Wembdon, Bridgwater, Somerset.
Oct. 1909	*¶WADSLEY, MICHAEL JAMES ..	Valuation Department, 6, Albion Street, Hull.
Oct. 1907	*WADSWORTH, JAMES MOFFATT ..	7, Crabtree Lane, Harpenden, Herts.
Oct. 1913	*WAGGETT, CYRIL FREDERICK WILLIAM	42, Courthope Road, Hampstead, N.W.
Oct. 1908	*¶WAGSTAFF, FREDERICK HOWARD	Carriickbawn, London Road, Thornton Heath, Surrey.
Oct. 1910	*WALKER, CECIL EDWARD .. .	c/o Hall & Steavenson, College Hill, Shrewsbury.
Oct. 1910	*¶WALKER, CYRIL HERBERT .. .	24, Grange Court, North Grange Mount, Headingley, Leeds.
Oct. 1913	*¶WALKER, DENHAM	Ingram House, Stockwell Road, S.W.
Oct. 1913	*WALKER, GEORGE DUTTON ..	City Surveyor's Office, Town Hall, Manchester.
Oct. 1907	*WALKER, HENRY HAVELOCK ..	Richmond Chambers, Railway Road, Sheringham, Norfolk.
Oct. 1912	*WALKER, JAMES CHALMERS ..	16, Panmuir Road, Cottenham Park, S.W.
Oct. 1909	*WALKER, JOHN WILLIS .. .	Oaklands, Efail-Isaf, near Pontypridd, Glam.
Oct. 1913	*¶WALKER, SYDNEY STRATTON ..	28, Park Villas, Cottingham, E. Yorkshire.
Oct. 1911	*WALKER, VINCENT STANLEY ..	26, East Parade, Leeds.
Oct. 1913	*WALKER, WILLIAM ALBERT ..	City Surveyor's Office, Guildhall, York.
Jan. 1896	*¶§WALKER, WILLIAM SELVES ..	22, Moorgate Street, E.C.
Oct. 1903	*¶WALL, IRVING	Tsatlee Villa, New North Road, Huddersfield, Yorkshire.
Oct. 1910	*¶WALL, JOHN ERNEST	Emlyn, Albert Park Road, Malvern, Worcestershire.
Oct. 1903	*WALLACE, HERBERT ALEXANDER CRAIG	City Engineer's Department, Town Hall, Bloemfontein, Orange River Colony.
Oct. 1904	*WALLER, BERTRAM HANNEN	17, Above Bar, Southampton.
Oct. 1905	*¶WALLER, HORACE	Valuation Offices, Inland Revenue, Midland Bank Buildings, Middlesbrough, Yorks.
Oct. 1913	*WALLIS, AUSTIN SERJEANT ..	Compton Lodge, Salt Hill, Slough, Bucks.
Oct. 1909	*¶WALMESLEY-COTHAM, IVAN ..	17, Aughton Road, Birkdale, Southport, Lancs.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4557	Oct. 1904	*¶ WALSH, FREDERICK WILLIAM ..	Ardenconnel, Fallow Court Avenue North Finchley, N.
4289	Oct. 1903	*¶ WALTER, SYDNEY JAMES	17, Essex Street. Strand. W.C.
7429	Oct. 1913	* WALTERS, PERCY THOMAS	P.W.D., Union Buildings. Pretoria S.A.
5052	Oct. 1906	*¶ WALTERS, WILLIAM DAVID	1, Llanfair Road, Penygraig, Glamorgan shire.
6409	Oct. 1911	*¶ WALTHER, REGINALD BATTERSBY	31, Marmion Road, Liverpool.
7430	Oct. 1913	*¶ WALTON, ARTHUR ATKINSON ..	The Manor House, Chilwell, Notting ham.
3281	Oct. 1897	* WALTON, EDGAR THOMAS	c/o Swan and MacLaren, Singapore Straits Settlements.
6410	Oct. 1911	*¶ WARBRICK, GEORGE NEWTON ..	32, Full Street, Derby.
6986	Feb. 1913	* WARD, ALEXANDER HENRY	Hewton, Bere Alston, R.S.O., S. Devon
7431	Oct. 1913	*¶ WARD, CECIL GORDON	44, Headland Park, Plymouth, Devon
4085	Oct. 1902	* WARD, EDWARD JOHN	St. Aubyn Street, Devonport.
7537	Oct. 1914	*¶ WARD, FRANK, JUN.	Burnville, Tavistock, Devon.
5303	Oct. 1907	*¶ WARD, JOHN ELDON	3, Beech Grove, Ashton-on-Ribble Preston, Lancs.
7432	Oct. 1913	* WARDILL, HERBERT ROY	Glaisdale, Hill Road, Springfield, Chelmsford, Essex.
6092	Oct. 1910	* WARNER, BLAIR MARTIN	Harfields, Fareham, Hants.
6908	Oct. 1912	* WARREN, JOHN WATKIN	District Valuer's Office, 36, Beaumon Street, Oxford.
6411	Oct. 1911	*¶ WATERS, ALBERT EDWARD	162, Ferndale Road, Clapham, S.W.
3752	Oct. 1900	* WATERS, FRANK	30, Cattle Market, Norwich.
7538	Oct. 1914	*¶ WATKINS, JOHN OLIVER	Siddall House, Alexandra Road, Swan sea, Glam.
6909	Oct. 1912	* WATKINS, ROBERT	149, Luckwell Road, Bedminster, Bristol.
6412	Oct. 1911	*¶ WATKINSON, HAROLD EDWARD ..	District Surveyor's Office, 60, Hay market, S.W.
7433	Oct. 1913	*¶ WATNEY, RONALD DENDY	4A, Frederick's Place, E.C.
6093	Oct. 1910	* WATSON, ALBERT RICHARD	3, Broadway Avenue, East Twicken ham, Middlesex.
6910	Oct. 1912	* WATSON, ARTHUR BRIGGS	28, Onslow Road, New Ferry, Cheshire
6911	Oct. 1912	* WATSON, CHARLES WILLIAM	36, Wyndham Road, Salisbury.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1913	*WATSON, FREDERICK PERCY ..	74, Elsham Road, Kensington, W.
Oct. 1906	*WATSON, NOEL BRADY	Valuation Department, 6, Albion Street, Hull, Yorks.
Oct. 1893	*WATSON, WILLIAM JAMES.. ..	13, Pembroke Square, Kensington, W.
Oct. 1913	*WATT, ALEXANDER	120, North Hanover Street, Glasgow.
Oct. 1901	*WATT, ALEXANDER LINDSAY ..	79, Douglas Road, Maidstone.
Oct. 1912	*WATTS, DAVID CHRISTOPHER ..	Llanmihangel Place, Cowbridge, Glam.
Oct. 1903	*WATTS, ERNEST WILLIAM.. ..	City Survey Office, Winnipeg, Manitoba.
Oct. 1911	*WATTS, FRANCIS HENRY	Sandleheath, near Salisbury.
Oct. 1903	*WATTS, FREDERICK SPRING ..	38, Sloane Street, S.W.
Oct. 1912	*WATTS, WILLIAM HARRY	116, Egerton Road, Bishopston, Bristol.
Oct. 1907	*WAY, LIONEL HUGH	Valuer's Office, 28, High West Street, Dorchester.
Oct. 1896	*WEAVER, HENRY PERCIVAL FRANCIS	Lye, Stourbridge, Worcestershire.
Oct. 1909	*WEAVER, LIONEL HUNTER ..	43, Cromford Road, Upper Richmond Road, Wandsworth, S.W.
Dec. 1888	*WEBB, FREDERIC NOEL	Board of Agriculture, Craven House, Northumberland Avenue, W.C.
Oct. 1914	*WEBB, MUSGRAVE MAITLAND ..	Westfield, Hatch End, Middlesex.
Oct. 1912	*WEBB, REGINALD ACHESON ..	P.O. Box 166, Lagos, Nigeria.
Oct. 1910	*WEBB, ROBERT DUNCAN	Valuer's Department, 18, Bennett's Hill, Birmingham.
Oct. 1912	*WEBB, ROLAND DRURY	69, Burford Road, Evesham, Worcester-shire.
Oct. 1912	*WEBSTER, FRANK COUTTS.. ..	15, Grosvenor Road, Muswell Hill, N.
Oct. 1910	*WEBSTER, FREDERICK ANNESLEY MICHAEL	Highways, Harpenden, Herts.
Oct. 1908	*WEDDELL, ROBERT HOUSTON ..	Park Villa, Uddingston, Lanarkshire.
Oct. 1898	*WEEKES, CYRIL SWAFFER.. ..	Estate Offices, Guildford.
Oct. 1906	*WEEKS, PERCY BERTRAM	39, Culverden Park Road, Tunbridge Wells.
Oct. 1907	*WEEETMAN, WILLIAM CHARLES CUMMING	Estate Office, Osberton, Worksop, Notts.
Oct. 1912	*WEIR, EDWARD	Municipal Technical College, Brighton.
Feb. 1898	*WEIR, JAMES SCOTT, A.M.I.C.E.	Town Hall, Jarrow, Co. Durham.
Oct. 1913	*WEIR, WILLIAM LOGAN	Burgh Buildings, Hamilton, Lanark-shire.
Oct. 1912	*WELCH, CECIL JOSEPH MARSH ..	The Folly, Dunmow, Essex.
Oct. 1913	*WELLER, CYRIL GORDON RAMSAY	St. Huberts, South Godstone, Surrey.
Oct. 1907	*WELLINGS, CHARLES HENRY CLIFFORD	53, Leigham Court oad, Streatham, S.W.
Oct. 1909	*WELSH, MARTIN FREDERICK ..	11, Roxburgh Place, Heaton, New-castle-on-Tyne.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4563	Oct. 1904	*WEST, HAROLD	Public Works Department, Hong Kong
6919	Oct. 1912	*WEST, SIDNEY ARTHUR HENRY ..	D Co., Kensington Battalion Royal Fusiliers, Horsham, Sussex.
3754	Oct. 1900	*WEST, SIDNEY HERBERT	North House, Portslade, Sussex.
6920	Oct. 1912	*WEST, SYDNEY HENRY	Valuer's Office, Windsor Place, Shrewsbury.
5057	Oct. 1906	*WESTBROOK, BERNARD ANSON ..	Fire Brigade, Head Quarters, Calcutta
4293	Oct. 1903	*WESTBROOK, CHARLES EDWARD	Bank Buildings, Tunbridge Wells.
7438	Oct. 1913	*WESTHOFEN, PHILIP	104, Brondesbury Road, Kilburn, N.W.
941	Apr. 1883	WESTON, JOSEPH AURELIUS ..	83, High Street, Bedford.
3755	Oct. 1900	*WETENHALL, EDWARD BOX, A.R.I.B.A.	Wyken, Woodside, Wimbledon, Surrey
7439	Oct. 1913	*WHEELER, ARTHUR CARRUTHERS	54, Brook Green, W.
5553	Oct. 1908	*WHEELER, HERBERT HENRY ..	3, Sansome Place, Worcester.
6097	Oct. 1910	*WHEELER, LEONARD CHARLES ..	Woodville, Orchard Road, Havant, Hants.
4825	Oct. 1905	*WHEELER, PERCY HARRISKINE	"Easebourne," Midhurst, Sussex.
4590	Feb. 1905	*WHEELER, WELBY	18A, St. Charles Square, North Kensington, W.
6098	Oct. 1910	*WHESKER, JOHN EDWARD	35, Owens Road, Winchester.
6119	Feb. 1911	*WHITAKER, GEORGE	Engineer's Department, Fylde Water Board, Sefton Street, Blackpool, Lancashire.
4089	Oct. 1902	*WHITAKER, HUGH	Valuation Department, King's Lynn, Norfolk.
4090	Oct. 1902	*WHITE, ARTHUR VIVIAN	The Poplars, North End, Portsmouth, Hampshire.
7440	Oct. 1913	*WHITE, FREDERICK CHARLES ..	24, Allison Grove, Dulwich Common, S.E.
5555	Oct. 1908	*WHITE, HERBERT PRATT	Hillbrow, Loose, near Maidstone.
6416	Oct. 1911	*WHITE, JOHN, JUN.	9, Millbrae Crescent, Langside, Glasgow.
4826	Oct. 1905	*WHITE, JOHN WILLIAM EDDEN	19, Hastings Road, Maidstone.
4565	Oct. 1904	*WHITE, RICHARD STANLEY ..	Dartmoor Sanatorium, Chagford, Devon.
3025	Jan. 1896	*WHITE, WILLIAM	137, Pilgrim Street, Newcastle-on-Tyne.
6921	Oct. 1912	*WHITEFIELD, STANLEY PARKIN ..	94, The Avenue, Ealing, W.
3914	Oct. 1901	*WHITEHEAD, ERNEST MORTIMER	Carlton House, Regent Street, W.
6922	Oct. 1912	*WHITELEY, CHARLES TAYLOR ..	10, Hall Royd, Shipley, Yorks.
3612	Oct. 1899	*WHITELEY, CYPRIAN CHARLES OSWALD	82, Queen Street, E.C.
6923	Oct. 1912	*WHITELEY, ROBERT HENRY ..	Whitwood Hall, Normanton, Yorks.
6924	Oct. 1912	*WHITFIELD, THOMAS WARD ..	Woodcote, Oswestry, Salop.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Feb. 1912	*WHITNEY, EUSTACE SCOTT ..	11, Morella Road, Wandsworth Common, S.W.
Oct. 1904	*WHITTINGHAM, LEWIS STUART..	District Valuer's Office, Windsor House, Shrewsbury.
Oct. 1911	*WHITTINGHAM, ROBERT CECIL..	2, Zetland Terrace, Norton, Malton, Yorks.
Oct. 1913	*WHITTLE, HENRY	4, Queen's Square, Blackpool, Lancashire.
Oct. 1902	*WHITTON, HAROLD WILLIAM ..	County Court, County Chambers, Northampton.
Oct. 1907	*WHYTE, THOMAS.. .. .	10, Blythwood Square, Glasgow.
Oct. 1905	*WICKENDEN, ARTHUR FRED ..	City Surveyor's (Building) Department, Council House, Birmingham.
Oct. 1910	*WICKER, JOHN OWEN	9, Belmont Road, Wallington, Surrey.
Oct. 1912	*WICKHAM, CEDRIC HUMPHREY..	Congelow House, Yalding, Kent.
Oct. 1913	*WICKHAM, WILLIAM ARTHUR ..	97, City Road, Birmingham.
Oct. 1912	*WICKS, STANLEY WILLIAM LINDSAY	35, Stapleton Hall Road, Crouch Hill, N.
Oct. 1907	*WIDDOWSON, GEORGE CLIFFORD	14, Rosemont Road, Richmond Hill, Surrey.
Oct. 1912	*WIGGINTON, FRANCIS ARTHUR ..	7, Old Cross, Hertford.
Oct. 1908	*WIGHTMAN, AUGUSTUS FRED-ERICK	89, Sutton Road, Walsall, Staffs.
Oct. 1905	*WIGHTMAN, WILLIAM OSBORNE	Lynton, Dornton Road, South Croydon, Surrey.
Feb. 1897	*WIGRAM, HENRY JOSEPH	The Lodge, South Collingham, Newark, Nottinghamshire.
Jan. 1896	*WILDE, SIDNEY ALGERNON ..	34, George Street, Hanover Square, W.
Oct. 1903	*WILKES, JOHN FISKE, B.A. (Cantab.)	Elmdon Bury, Saffron Walden, Essex.
Oct. 1909	*WILKES, GEORGE THOMAS.. ..	71, Oakhill Road, East Putney, S.W.
Oct. 1913	*WILKES, SIDNEY MARSHALL ..	District Valuer's Office, Wood Street, Wakefield, Yorks.
Oct. 1911	*WILKINS, HERBERT RANDOLPH..	1, Denzil Road, Guildford.
Oct. 1911	*WILKINS, SIDNEY THOMAS.. ..	Sydenham Lawn, Cheltenham, Glos.
Oct. 1911	*WILKINSON, ANDREW WOOD ..	47, Queen Street, Exeter.
Oct. 1913	*WILKINSON, FRED	162, Long Lee, Keighley, Yorks.
Oct. 1911	*WILKINSON, PERCY MACDONALD	General Valuation Office, 6, Ely Place, Dublin.
Oct. 1913	*WILKS, MARK	2, St. Paul's Square, Bedford.
Oct. 1913	*WILLETT, HUGH	6, Bushmead Avenue, Bedford.
Oct. 1905	*WILLIAMS, CHARLES	Valuation Department, Inland Revenue, Coventry.
Oct. 1912	*WILLIAMS, CHARLES BERNARD ..	Salop House, Oswestry, Shropshire.
Oct. 1897	*WILLIAMS, DANIEL SMITH.. ..	2, Lan Park Road, Pontypridd, Glam.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5311	Oct. 1907	*WILLIAMS, DAVID	Chief Architect's Branch, Public Works Department, Ottawa, Ontario, Canada.
7447	Oct. 1913	*WILLIAMS, EDGAR DAVID	Bryncethin Farm, near Bridgend, Glam.
5557	Oct. 1908	*WILLIAMS, FRANK MCCLURE ..	Brainshaugh House, Acklington, Northumberland.
4095	Oct. 1902	*WILLIAMS, FRANK WARREN ..	Magnolia, Ennismore Avenue, Guildford.
7448	Oct. 1913	*WILLIAMS, HOWARD	242, Newport Road, Cardiff.
7449	Oct. 1913	*WILLIAMS, JOSEPH	9, Roath Court Road, Cardiff.
4568	Oct. 1904	*WILLIAMS, JOSEPH BERTRAM ..	Bransty, Scholes Lane, St. Helens, Lancashire.
7450	Oct. 1913	*WILLIAMS, MORRIS HUGHES ..	Cwrdu, Llanedwen, Llanfair, P.G., Anglesey.
3444	Oct. 1898	*WILLIAMS, PETER LLOYD ARM-STRONG	73, Drakefield Road, Balham, S.W.
6929	Oct. 1912	*WILLIAMS, RICHARD JOHN ..	54, Bristol Road, Birmingham.
7540	Oct. 1914	*WILLIAMS, RONALD DUKE ..	Bodafon, Llantarnam, Mon.
6930	Oct. 1912	*WILLIAMS, TOM LAWRENCE ..	Offa House, The Leys, Tamworth, Staffs.
5312	Oct. 1907	*WILLIAMS, WILLIAM HENRY ..	Tweenway, Paignton, South Devon.
5559	Oct. 1908	*WILLIAMS, WORTHINGTON ERIC	44, Richmond Street, Ashton-under-Lyne, Lancashire.
6931	Oct. 1912	*WILLIAMSON, EDWIN LAWRENCE	13, Coupar Street, Lochee, Dundee.
6932	Oct. 1912	*WILLIS, GEORGE	35, Newton Road, Urmston, Manchester.
6933	Oct. 1912	*WILLIS, STANLEY SCOTT	Survey Department, Nairobi, British East Africa.
5313	Oct. 1907	*WILLMOTT, ARTHUR STANLEY ..	Gleniffer, Avondale Avenue, Panton Hook, Staines, Middlesex.
4831	Oct. 1905	*WILLMOTT, JAMES PERCEVAL ..	27, Woodfield Road, Ealing, W.
3140	Oct. 1896	*WILLOUGHBY, CHARLES ALBERT	22, Chancery Lane, W.C.
1083	Jan. 1884	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
4096	Oct. 1902	*WILLOUGHBY, FRANK	Estate Office, Merstham, Surrey.
6934	Oct. 1912	*WILSON, GEORGE HAROLD SUMNER	95, Hagley Road, Edgbaston, Birmingham.
4569	Oct. 1904	*WILSON, GEORGE LEOPOLD ..	Telephone Buildings, Kiangse Road, Shanghai.
7451	Oct. 1913	*WILSON, GERALD HERBERT ..	Walton Lodge, Pannal, near Leeds.
2472	Nov. 1891	*WILSON, JAMES CALVERT	Newcastle Estate Office, The Park Nottingham.
2555	Nov. 1892	*WILSON, JOHN HAYES	11, Penford Street, Camberwell, S.E.
6935	Oct. 1912	*WILSON, JOHN HENRY	Union Valuer's Office, 4, King Street Blackburn.
5803	Oct. 1909	*WILSON, MALCOLM MILLAR ..	139, Midland Road, Bedford.
6423	Oct. 1911	*WILSON, MARSHALL LANG ..	Estate Office, Ladykirk, Monkton Ayrshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Feb. 1913	*WILSON, REGINALD MAITLAND..	Hodnet Estate Office, Hodnet, Salop.
Oct. 1906	*WINDER, GEORGE MAURICE ..	Springhead, Fontmell Magna, near Shaftesbury, Dorset.
Oct. 1913	*SWINEBAUM, GOODMAN GEORGE..	13, Shiplake Buildings, Calvert Avenue, Bethnal Green, N.E.
Feb. 1908	*WINTLE, ARTHUR.. .. .	Walter House, 418, Strand, W.C.
Oct. 1908	*WISE, FREDERICK JOHN	Valuation Department, Inland Revenue, King's Lynn, Norfolk.
Oct. 1908	*WISE, WILLIAM CHARLES	Kenmuir, Hallowell Road, Northwood, Middlesex.
Oct. 1912	*WITHYCOMBE, JOHN GIDLEY ..	41, Station Road, Ipoh, Perak, F.M.S.
Oct. 1913	*WOMACK, OSWALD CEDRIC.. ..	115, Alexandra Road, South Hampstead, N.W.
Oct. 1901	*WONNACOTT, HOWARD JOHN ..	130, Oglander Road, East Dulwich, S.E.
Oct. 1909	*WONNACOTT, JAMES PALMER ..	51, Queen Street, Exeter.
Oct. 1908	*WOOD, ALBERT FREDERICK ..	Eldon House, Leyland Road, Lee, S.E.
Oct. 1911	*WOOD, FRANK HOUSEDEN.. ..	97, Mason's Hill, Bromley, Kent.
Oct. 1913	*WOOD, HARRY GEORGE	7, Wellington Road, Handsworth, Birmingham.
Oct. 1901	*WOOD, HERBERT CALVERT ..	Chesters Estate Office, Humshaugh-on-Tyne, S.O., Northumberland.
Oct. 1913	*WOOD, JOHN LIONEL	Ingleside, Ombersley Road, Worcester.
Oct. 1911	*WOOD, JOHN OGDEN	4, Gerrard Street, Halifax, Yorks.
Oct. 1910	*WOOD, LEONARD.. .. .	4, South St. Mary's Gate, Grimsby, Lincs.
Oct. 1912	*WOODBIDGE, WILLIAM EDWARD, A.M.I.C.E.	County Surveyor's Office, Shire Hall, Durham.
Oct. 1913	*WOODBURN, WILLIAM.. .. .	Dougalston Terrace, Milngavie, Dumbartonshire.
Oct. 1911	*WOODCOCK, WILLIAM.. .. .	11, St. Hilda Road, Folkestone, Kent.
Oct. 1904	*WOODHAMS, JAMES PERCY ..	51, Priory Avenue, Hastings.
Oct. 1907	*WOODHEAD, HAROLD HAYDN ..	16, Peterson Rd., Wakefield, Yorkshire.
Oct. 1913	*WOODMAN, GREENWOOD	Valuation Offices, Bank Chambers, Wigan, Lanes.
Oct. 1913	*WOODROFFE, NORMAN FREDERIC	51, Lincoln's Inn Fields, W.C.
Oct. 1913	*WOODROW, ALEXANDER HOLMES	Westfield, Kilmacolm, Renfrewshire.
Oct. 1911	*WOODS, HENRY EDWARD ANZANI	Valuation Office, 32, Market Place, Chippenham, Wilts.
Oct. 1905	*WOODWARD, HENRY GORDON ..	Station Road, Stowmarket, Suffolk.
Oct. 1912	*WOOLCOCK, WILLIAM THOMAS HARRY	46, Holmewood Road, Streatham Hill, S.W.
Oct. 1910	*WOOLDRIDGE, ARTHUR MAINWARING	49, Goldington Avenue, Bedford.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6939	Oct. 1912	*WOOLLASTON, THOMAS WILLIAM	51, Edgbaston Road, Smethwick, Birmingham.
7541	Oct. 1914	*Woolley, JOHN LEYLAND ..	2, Rectory Place, Loughborough, Leicestershire.
5812	Oct. 1909	*Woolley, REGINALD GEORGE ..	28, Elphinstone Road, Southsea, Hants.
6988	Feb. 1913	*WOOLNOUGH, ARTHUR STANLEY	Castle View, Tintagel, Cornwall.
1368	Jan. 1887	*WOOLNOUGH, JOHN WILLIAM ..	14, Sea Side Road, Eastbourne, Sussex.
3168	Feb. 1897	*WOOLNOUGH, TOM	Fleet House, Hoppers Road, Winchmore, Middlesex.
7542	Oct. 1914	*WooSNAM, RALPH WILLIAM ..	Cefnllysgwynne, Builth-Wells, Breconshire.
7460	Oct. 1913	*WOOTEN, CHARLES STANLEY ..	16, Osterley Park Road, Southall, W.
6423	Oct. 1911	*Wootton, THOMAS SYDNEY LEWIS	Kintaugh, Ashburton Road, Croydon.
3142	Oct. 1896	*WORDSWORTH, CHRISTOPHER ..	Brooklands, South Godstone, Surrey.
5579	Feb. 1909	*WORLAND, HENRY JOHN ..	"Rushton," Robinhood Road, Brentwood, Essex.
4854	Oct. 1905	*WORLEY, FREDERICK HORACE ..	Parr's Bank Buildings, George Lane, Woodford, Essex.
5315	Oct. 1907	*Wormleighton, BERNARD JOSEPH	Town Hall, Loftus, Yorkshire.
4573	Oct. 1904	*Worrall, BERTRAM ..	Rectory Farm House, Steeple Aston, Oxford.
7461	Oct. 1913	*Worrall, JOSEPH RATCLIFFE ..	3, Somerset Road, Handsworth Wood, Birmingham.
6940	Oct. 1912	*Worssam, CECIL	c/o J. R. Eve and Son, 2, St. Paul's Square, Bedford.
6120	Feb. 1911	*WORTH, GEORGE PEARCE ..	The Homestead, Windmill Road, Ealing, W.
5062	Oct. 1906	*Wraight, GEORGE FREDERICK HAROLD	Upton Lodge, Squires Lane, Finchley, N.
5814	Oct. 1909	*WRIGHT, CHARLES ERNEST ..	Valuation Department, 54, St. Peter's gate, Stockport, Cheshire.
4297	Oct. 1903	*WRIGHT, CHARLES LEE ..	Inland Revenue, 47, Queen Street, Exeter.
2883	Oct. 1897	*WRIGHT, ERNEST BERESFORD FITZHERBERT	Henbury Manor, Wimborne, Dorset.
7543	Oct. 1914	*WRIGHT, GEORGE THOMAS ..	Stacey House, Crouch Street, Colchester.
6941	Oct. 1912	*WRIGHT, JAMES ALEXANDER ..	"Melbury," Grange Road, Bushey, Herts.
2725	Oct. 1894	*WRIGHT, PHILIP CHETWOOD ..	Brattleby Hall, near Lincoln.
6104	Oct. 1910	*WRIGHT, REGINALD LESLIE ..	18, Thames Side, Henley-on-Thames, Oxfordshire.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
32	Oct. 1913	*WRIGHT, WILLIAM NOEL	Edwinstowe House, Edwinstowe,
			Newark, Notts.
35	Oct. 1905	*§ WYKES, HERBERT IVIE	Surveyor's Department, G.N.R., King's
			Cross, N.
33	Oct. 1913	*WYLLIE, WILLIAM ALEXANDER	81, Ashley Road, Aberdeen.
34	Oct. 1913	*YARNALL, CHARLES WILLIAM	6, Beechen Cliff Road, Bath, Somerset.
30	Oct. 1911	*YATES, CHARLES WILLIAM	123, Fortess Road, N.W.
31	Oct. 1911	*YATES, HAROLD	3, Westbourne Road, Burnley, Lancs.
39	Feb. 1913	*YATES, WILFRID ARCHIBALD	93, Mortimer Street, W.
39	Oct. 1907	*YELF, JACK ROBERT	26, Queen's Road, Salisbury, Wilts.
32	Oct. 1912	*YENDELL, ALFRED TOM	5, Darlan Mansions, Fulham Road, S.W.
32	Oct. 1911	*YEO, WILLIAM HENRY	Caegarw, Court Colman, Bridgend,
			Glamorganshire.
36	Oct. 1899	*YEWDALE, FRANCIS EDWARD	28, Defoe Avenue, Kew Gardens, Surrey
35	Oct. 1910	*YORK, WILLIAM HENRY	"Clarendon," Station Road, New Barnet
			Herts.
35	Oct. 1906	*YORKE, MAURICE FRANCIS	Estate Office, Sudbury, Derby.
33	Oct. 1911	*YOUNG, ALEXANDER	13, Shandon Street, Edinburgh.
34	Feb. 1910	*YOUNG, DAVID FERNÉE	East Street, Barking, Essex.
35	Oct. 1913	*YOUNG, DAVID WILBERFORCE	Board of Agriculture, Whitehall Place,
			S.W.
36	Oct. 1909	*YOUNG, GORDON CASSON	17, Southampton Street, Bloomsbury,
			W.C.
36	Oct. 1905	*YOUNG, HERBERT HENRY	11, Tankerville Road, Streatham, S.W.
30	Oct. 1907	*YOUNG, JAMES WEIR	Kinneil Estate Office, Boness, Scotland.
37	Oct. 1905	*YOUNG, SIDNEY	Kenmure, Prince Edward's Road,
			Lewes.
37	Oct. 1906	*YOUNG, THOMAS, N.D.A.	Woodbine Villa, Cupar, Fife.
39	Oct. 1895	*YOUNG, WILLIAM	4, St. Peter's Street, St. Albans, Hert-
			fordshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
7466	Oct. 1913	*YOUNG, WILLIAM GEORGE.. ..	13, Branksome Road, Wimbledon, S.W.
5068	Oct. 1906	*§YOUNG, WILLIAM ROSS	Town Planning Engineer for Middle Ward of Lanarkshire, Hamilton, N.B.
6434	Oct. 1911	*¶YOUNGS, SIDNEY.. .. .	118, Melrose Avenue, Cricklewood, N.W.

Total number of Professional Associates, 2812.

Associates.

Date of election.	ASSOCIATES.	Address.
Nov. 1876	ALVERSTONE, THE RIGHT HON- OURABLE LORD VISCOUNT, G.C.M.G., late Lord Chief Jus- tice of England (<i>Associate of Council</i>).	Winterfold, Cranleigh, Surrey.
Oct. 1899	BARRY, CHARLES EDWARD . . .	Parliament Mansions, Victoria Street, Westminster, S.W.
July 1868	BARRY, SIR JOHN WOLFE, K.C.B., M.I.C.E. (<i>Associate of Council</i>)	Dartmouth House, 2, Queen Anne's Gate, S.W.
Oct. 1910	BEALE, JOHN FIELD	16, Great George Street, S.W.
Oct. 1906	BEALE, SYDNEY WILLIAM PHIPSON	3, Harcourt Buildings, Temple, E.C.
Oct. 1907	BIDDER, HAROLD FRANCIS, B.A.	9, Bridge Street, Westminster, S.W.
Feb. 1899	BLACKSHAW, JOHN FRANK . .	The Cottage, Bromsgrove, Worcester.
Oct. 1913	BOYLE, SIR EDWARD, BART. . .	1, King's Bench Walk, Temple, E.C.
Feb. 1884	BUND, JOHN W. WILLIS	Shire Hall, Worcester.
Feb. 1908	CARDALE, WILLIAM HENRY . .	24, Esplanade Road, Bombay.
Jan. 1891	CLARKE, SIR ERNEST	31, Tavistock Square, W.C., and c/o P. S. King and Sons, 2, Great Smith Street, Westminster, S.W.

Date of Election.	ASSOCIATES.	Address.
Dec. 1883	CLODE, WALTER, K.C.	3, Harcourt Buildings, Temple, E.C.
Oct. 1894	COLAM, ROBERT FREDERICK, K.C.	4, Essex Court, Temple, E.C.
Feb. 1900	COURTHOPE-MUNROE, HARRY, K.C., M.A. (<i>Cantab.</i>)	3, Harcourt Buildings, Temple, E.C.
Jan. 1896	COWARD, JOHN CHARLES LEWIS, K.C.	3, Pump Court, Temple, E.C.
Feb. 1913	CROUCH, JAMES LEONARD	3, Brick Court, Temple, E.C.
Feb. 1910	DIBDIN, LEWIS GEORGE	9, King's Bench Walk, Temple, E.C.
Oct. 1898	DOWNIE, ALEX. FRANCIS MAC- KENZIE	Alton, Hants.
Feb. 1907	FLETCHER-MOULTON, HUGH LAURENCE	11, King's Bench Walk, Temple, E.C.
Feb. 1878	FREEMAN, GEO. MALLOWS, K.C.	Palace Chambers, 9, Bridge Street, S.W., and 11, King's Bench Walk, Temple, E.C.
Mar. 1878	FRESHFIELD, EDWIN	5, Bank Buildings, E.C.
Feb. 1899	GRAHAM, WILLIAM VAUX, M.I.C.E.	5, Queen Anne's Gate, S.W.
Jan. 1874	GRANTHAM, RICHARD FUGE, M.I.C.E.	5, Little College Street, Westminster Abbey, S.W.
Oct. 1907	GRANTHAM, WILLIAM WILSON	6, Crown Office Row, Temple, E.C.
Feb. 1909	GWYER, MAURICE LENFORD	25, Argyll Road, Kensington, W.
Oct. 1906	HARPER, RICHARD WILLIAMSON	5, King's Bench Walk, Temple, E.C.
Oct. 1897	|| HILL, JOHN SMITH, B.A., B.S.C. (<i>Lond.</i>)	The Agricultural College, Aspatria, Cumberland.
Feb. 1907	HOUGHTON, GEORGE BOYDELL	1, Temple Gardens, E.C.
Oct. 1909	† HOWES, ARTHUR BURNABY	6, Middle Temple Lane, E.C.
Jan. 1887	HUDSON, ALFRED ARTHUR, K.C.	5, Paper Buildings, Temple, E.C.

† Special Sanitary Science Diploma.

|| Sessional Papers Gold Medal.

Date of election.	ASSOCIATES.	Address.
Feb. 1905	JEEVES, WILLIAM JOHN	Palace Chambers, 9, Bridge Street, Westminster, S.W.
May 1887	KINCH, EDWARD	Royal Agricultural College, Cirencester.
Apr. 1873	KING, WILLIAM, M.I.C.E.	5, Beach Lawn, Waterloo, Liverpool.
Nov. 1891	LEWORTHY, JOHN HENRY.. ..	29, Fleet Street, E.C.
Oct. 1905	MACKENZIE, KENNETH JAMES	
	JOSEPH	Department of Agriculture, Cambridge.
Oct. 1912	MEAD, LAWRENCE	5, Paper Buildings, Temple, E.C.
Nov. 1891	MENCE, PHILLIP ALLAN	Banstead House, Fontenoy Road, Balham, S.W.
Oct. 1895	MILLES, CHARLES WILLIAM ..	Tregenna, The Beacon, Exmouth, Devonshire.
Oct. 1906	MOON, ERNEST ROBERT, K.C., C.B.	48, Cadogan Square, S.W.
Feb. 1906	MOULD, GRAHAM HARLEY.. ..	6, Pump Court, Temple, E.C.
Feb. 1905	PAGE, ERNEST, K.C.	104, Elm Park Gardens, S.W.
Oct. 1895	PAIN, ARTHUR CADLICK, M.I.C.E.	17, Victoria Street, S.W.
Jan. 1882	RIGG, HERBERT ADDINGTON, K.C.	Wallhurst Manor, Cowfold, Sussex.

Date of Election.	ASSOCIATES.	Address.
Feb. 1889	SETH-SMITH, ARCHIBALD	Silvermere, Cobham, Surrey.
Jan. 1896	SOMERVILLE, WILLIAM, M.A., D.SC.	121, Banbury Road, Oxford.
Jan. 1896	STUTFIELD, ALFRED ROBERT OGILVIE	The Bedford Estate Office, Bloomsbury, W.C.
Feb. 1899	TERRY, GEORGE PERCY WARNER	33, Dalmore Road, West Dulwich, S.E.
Feb. 1909	THORNE, RICHARD SQUIRE, B.A. (<i>Cantab.</i>)	Nicoll Farm, Edgware, Middlesex, and Inner Temple, E.C.
Oct. 1902	WALLACE, ROBERT	Edinburgh University.
Oct. 1907	WALSH, CECIL HENRY, K.C. . .	4, Temple Gardens, E.C.
June 1914	WHESTON, WRAY WILKINS . .	Ashleigh, Churchill Road, Guildford, and 2, St. George's Building, Hong Kong.
Feb. 1909	YOUNG, JAMES DAWBARN . . .	1, Garden Court, Temple, E.C.

Total number of Associates, 52.

Colonial Fellows.

Date of Election.	COLONIAL FELLOWS.	Address.
Oct. 1907	ABRAHAMS, CHARLES VICTOR	City Surveyor's Office, Kingston, Jamaica, B.W.I.
Feb. 1902	ALLEN, RAYMOND CECIL ..	Director of Surveys and Land Officer, Uganda Protectorate, British East Africa, via Mombasa.
A. Oct. 1901 C.F. April 1908	*ANDERSON, HENRY, A.M.I.C.E.	Messrs. Cox and Co., Charing Cross, S.W.
Oct. 1899	BAKER, WILLIAM ANTHONY ..	Surveyor-General's Office, Kingston, Jamaica, B.W.I.
Oct. 1904	BANCROFT, AUGUSTUS CHARLES	Stokes Hall, Golden Grove, Jamaica, B.W.I.
A. Oct. 1895 C.F. April 1911	*BELL-JOHN, HARRY	District Engineer, Public Works Department, Pretoria, Transvaal.
F. Oct. 1908 C.F. Jan. 1913	BILLINGHAM, JOHN ALFRED LAWRENCE, MAJOR	R.E. Offices, Colombo, Ceylon.
A. Oct. 1905 C.F. April 1914	*BLOMFIELD, CHARLES GEOFFREY	c/o Messrs. Cook and Sons, Delhi, India.
Oct. 1893	BOWEN, ERNEST FRANCIS SINDERBY	Superintendent of Public Works, Barbadoes, West Indies.
A. Oct. 1907 C.F. April 1913	*BRADLEY, BENJAMIN	1, St. Helen's Place, Bishopsgate, E.C.
F. Jan. 1891 C.F. Dec. 1910	BURCHELL, SIDNEY HERBERT	504, West Fern Avenue, Redlands, California, U.S.A.
A. Oct. 1905 C.F. Oct. 1910	*BURSTAL, ARTHUR CYRIL ..	32, Cathcart Road, South Kensington, S.W.
Oct. 1914	CHALMERS, JAMES SUTHERLAND	8, Ravensbourne Park, Catford, S.E.
A. Oct. 1903 F. Jan. 1909	*CLARK, HUDSON OWEN ..	Survey Department, Colombo, Ceylon.
C.F. Oct. 1913 A. Oct. 1897 C.F. Oct. 1910	*CLARKE, CHARLES WENTWORTH	3, Essex Court, Temple, E.C.
Oct. 1908	COGLAN, HENRY LAKE ..	39, Queen's Avenue, Muswell Hill, N.
Oct. 1905	COOPER, JOSEPH A. W., A.M.I.M.E.	Karwar, Kanara District, India.
Oct. 1912	COUSIN, ROBERT	Rukuba Tin Mines, Ltd., c/o Naraguta Post Office, Northern Nigeria.

Dip. No.	Date of Election.	COLONIAL FELLOWS.	Address.
6945	Oct. 1912	COWLING, JOHN WILLIAM ..	Public Works Department, Pretoria, South Africa.
5835	Feb. 1910	CUERDEN, FREDERICK JAMES	Civil Engineering College, Sibpu Howrah, India.
6436	Oct. 1911	DE SILVA, CHARLES PETER ..	Ceylon Survey Agency, Moratuwa, Ceylon.
4839	Oct. 1905	DODD, JOHN HUGH	Kingston, Jamaica, B.W.I.
7545	Oct. 1914	DOLLY, WILLIAM ERLING ..	St. George's, Grenada, British West Indies.
4408	A. Oct. 1904 C.F. Nov. 1909	*EDWARDES, WILLIAM ARNOLD DONALDSON	Bankfield, Cavendish Road, Sutton Surrey.
5565	Oct. 1908	FIRR, THOMAS FREEMAN ..	Zomba, Nyassaland, British Central African Protectorate.
4595	Feb. 1905	FOSTER, EDWARD	The Cottage, Montego Bay, P.O. Jamaica.
4168	A. Oct. 1903 C.F. Oct. 1910	*GAIRDNER, KENNETH GRAEME	Royal Survey Department, Bangkok Siam.
4316	Feb. 1904	GILL, JAMES HERBERT WAIN-WRIGHT	c/o Walker, Sons and Co., Ltd., Iron works, Colombo, Ceylon.
3926	Oct. 1901	GODFREY, CHARLES HENRY, M.I.C.E.	Municipal Engineer, Shanghai.
2257	F. Nov. 1891 C.F. Dec. 1911	GREGSON, WILLIAM	12, Sutherland Street, Edmonton, Alberta, Canada.
4179	A. Oct. 1903 F. Nov. 1904 C.F. July 1907	*GRIFFITHS, OWEN	Oficina del Ingeniero, Ferro Carril del Sud, Calle Guanahani, 322, Plaza Constitucion, Buenos Aires.
4317	Feb. 1904	GURNEY, JAMES STRATTON ..	Thomason Civil Engineering College Roorkee, India.
7468	Oct. 1913	HALLILEY, CHARLES FREDERICK WILLIAM	Badulla, Ceylon.
4183	A. Oct. 1903 C.F. June 1912	*HARRISON, WILLIAM	Box 5055, Johannesburg, B.S.A.
5961	A. Oct. 1910 C.F. Oct. 1914	*HINGSTON, CECIL VICTOR ..	Calcutta Improvement Trust, 5, Clive Street, Calcutta.
6437	Oct. 1911	HOOPER, AUGUSTUS SHELTON	Hong Kong, China, via Siberia.
3388	A. Oct. 1898 C.F. July 1913	*HOWGRAVE-GRAHAM, GEORGE ERNEST	Box 439, Public Works Department Quantity Surveyors' Branch, Pretoria, Transvaal.

Date of Election.	COLONIAL FELLOWS.	Address.
A. Oct. 1896 C.F. Oct. 1905	LEANE, WALTER BURDITT, M.I.C.E., M.A.M.SOC.C.E.	Chief Engineer, Central Argentine Railway, 299, Bartolomé Mitre, Buenos Aires.
A. Feb. 1907 C.F. Oct. 1913	*LEES, HENRY BERRY, A.M.I.C.E.	18, Howard Road, Southampton.
Oct. 1908	LERMIT, ARTHUR ALFRED ..	c/o Swan & Maclaren, Battery Road, Singapore.
Feb. 1894	LIDDELL, WALTER COLIN ..	Surveyor General's Office, Kingston, Jamaica.
Oct. 1912	LINCOLN, JOHN ALBAN.. ..	Chief Surveyor P.W.D., Kuching, Sarawak.
A. Oct. 1904 F. April 1907 C.F. Oct. 1908	*LINES, ROLAND WALTER ..	110, Jasper Avenue, West Edmonton, Alberta, Canada.
A. Oct. 1909 C.F. June 1914	*LOWDEN, ANDREW.. ..	El Tarh Station, Ligne de Rosette, Egypt.
F. Oct. 1900 C.F. Jan. 1904	McCAW, GEORGE TYRRELL, B.A.I. (<i>Dublin</i>)	Taghnevan, Lurgan, Ireland.
June 1896 Feb. 1915	McGAHAN, AMOS HARVEY .. MACGILLWRAY, JOHN WALKER	May Pen, Jamaica, B.W.I. Hillcote, St. Joseph, Trinidad.
A. Oct. 1907 C.F. Oct. 1912	*McKINSTRY, ARTHUR DOUGLAS	c/o Aboukir Co., Ltd., 134, Palmerston House, Bishopsgate, E.C.
A. Oct. 1902 F. July 1905 C.F. Oct. 1909 Oct. 1913	*MAY, PHILIP JOHN.. .. MELVIN, WILLIAM GEORGE, A.M.I.C.E.	Survey Department, Colombo, Ceylon. Engineer and Assessor, Municipal Office, Howrah, India.
A. Oct. 1901 C.F. Oct. 1910	*MICHELL, JOHN	Royal Survey Department, Bangkok, Siam.
Feb. 1894 A. Feb. 1908 C.F. April 1913	MILLER, WILLIAM *MITCHELL, ARCHIBALD FRANCIS	Nassau, Bahamas, West Indies. P.O. Box 655, Victoria, British Columbia.
Oct. 1912	NICHOLAS, WILFRED DUNSTAN	Resident Engineer's Office, Tanjour Pagar Dock Works, Singapore.
A. Oct. 1904 C.F. June 1910	*NOAKES, ARTHUR ORWHYN..	P.O. Box 542, Promis Block, 1006, Government Street, Victoria, British Columbia.
A. Oct. 1905 C.F. July 1913	*NOTTAGE, PERCY GEORGE ..	Belle Vue, The Crescent, Maidenhead, Berks.
A. Oct. 1896 C.F. Oct. 1909 Feb. 1902	*OSBOURN, EDWARD OSMENT, HARRY SHORTHORSE..	93, Tenth Avenue, Durban, Natal. 7, Carteret Street, Queen Anne's Gate, S.W., and The Windward Islands, B.W.I.

Dip. No.	Date of Election.	COLONIAL FELLOWS.	Address.
3876	A. Oct. 1901 F. Dec. 1902 C.F. Jan. 1912	*PEACE, JOHN CHALMERS ..	Van Diemen's Land Company, Burnie Tasmania.
4877	Feb. 1906	REID, EDWARD GEORGE ..	Halfway Tree, P.O., Jamaica.
3451	Oct. 1898	ROGERS, COLIN PERCY, MAJOR	Poste Restante, Lausanne, Switzerland
4253	A. Oct. 1903 F. May 1906 C.F. Oct. 1907	*SANDERS, FRANCIS LEONARD	606, Second Street, Edmonton, Alberta, Canada, and 1, Gladstone Park Gardens, Cricklewood, N.W.
5770	A. Oct. 1909 C.F. Jan. 1915	*SCOTLAND, DOUGLAS WILLIAM	Woodcote, Dorking, Surrey.
6049	A. Oct. 1910 C.F. Jan. 1913	*SHROSBREE, ALBERT DE BOIS	Calcutta Improvement Trust, 5 Clive Street, Calcutta.
6948	Oct. 1912	SMITH, JAMES LANDRETH ..	Kingstown, St. Vincent, B.W.I.
5073	Oct. 1906	STOKES, FREDERICK VINCENT	3, African Board Buildings, Johannesburg, and 38, Fortescue Road, Yeoville, Johannesburg.
7470	Oct. 1913	SUTTON, FRED	Public Works Department, Hong Kong.
3903	A. Oct. 1901 C.F. Oct. 1909	*TANNER, WILLIAM HUGH ..	Public Works Department, Nairobi, British East Africa.
3169	Feb. 1897	USHER, CHARLES RICHARD ..	Belize, British Honduras.
7471	Oct. 1913	WILLIAMS, GEORGE BRIGARS	D 272, Beecroft Street, Henshaw Town, Calabar, Southern Nigeria.
4098	A. Oct. 1902 C.F. Oct. 1906	*WRIGHT, ARTHUR EDGAR ..	Public Works Department, Hong Kong.

Total number of Colonial Fellows, 71.

Students.

rolled.	STUDENTS.	Address.
912	ADDISON, ROBERT.. ..	Chudleigh, Appleby, Westmorland.
913	ALDOUS, ALFRED MARTIN	34, Rusholme Road, Putney, S.W.
913	ANDREWS, ROBERT STUART	24, Victoria Street, Alloa, N.B.
914	AP THOMAS, ROBERT TIBBOT KERRIS	68, Prudential Buildings, Park Row, Leeds.
912	ARKWRIGHT, BERTRAM SEYMOUR..	Summerdale, Shotley Bridge, Co. Durham.
914	ARMISTEAD, TOM ELSWORTH ..	10, Booth Street, Bradford, Yorks.
914	ATWOOD, LESLIE COURTENAY ..	Kettleshill House, Underriver, Sevenoaks, Kent.
913	BACK, GEORGE.. ..	13, Harley Street, W.
914	BAGSHAW, STANLEY REGINALD ..	58, Yale Court, Honeybourne Road, West Hampstead, N.W.
913	BAKER, JOHN	13, High Street, Petersfield, Hants.
913	BALL, HERBERT FREDERICK	Woodsell, London Road, Sittingbourne, Kent.
912	BARBER, FREDERICK H. H. ..	West Ayton S.O., Yorkshire.
914	BARNES, RICHARD HENRY	Queen's Hotel, Leyland, near Preston, Lancs.
913	BARTLETT, ARTHUR HENRY	229, Banbury Road, Oxford.
914	BARTON, ALBERT CLIFFORD	Western House, Bridge Street, Andover, Hants.
913	BATY, REGINALD ELPHINSTONE ..	Brantwood, St. George's Crescent, Monkseaton, Northumberland.
914	BEACH, WILLIAM JOSEPH GAUNT..	13, Merriman Road, Street, Somerset.
915	BEE, DAVID	18, Victoria Pathway, Queen's Park, Chester.
912	BELAM, RONALD HENRY	Lancashire and Cheshire R.G.A., Crosby Battery, Hightown, near Liverpool.
914	BELL, DAVID JAMES	73, Orrell Lane, Aintree, Liverpool.
913	BENNETT, JOHN VICTOR.. ..	13, Bawtry Road, Tinsley, Sheffield.
914	BENNETT, WILLIAM HARRIS	81, Bushwood Road, Kew Green, Surrey.
913	BENSON, HORACE ARCHIBALD ..	87, Grosvenor Road, Aldershot, Hants.

Enrolled.	STUDENTS.	Address.
1912	BERRIMAN, GODFREY	29, Sydenham Road, Cotham, Bristol.
1914	BERRY, OWEN WILLIAM.. ..	Cannington, Bridgwater, Somerset.
1912	BERRY, WILLIAM WELLINGTON ..	Nethergate, 21, Kingston Hill, Surrey.
1913	BETHELL, FRANK WESLEY	Jersey House, Queen Anne's Place, Bush Hill Park, N.
1915	BEVAN, JOHN EDGAR	32, Fitzroy Street, W.
1913	BOTTING, MAURICE	District Valuer's Office, Chichester.
1913	BOUGHEY, ARTHUR LESLIE	130, Liscard Road, Liscard, Wallasey, Cheshire.
1913	BRETT, FRANK STUART	20, Darnley Street, Gravesend, Kent.
1913	BROOKS, ARTHUR HENRY	Woodcote, Harborne Park Road, Harborne, Birmingham.
1914	BROWN, GEORGE BENWELL	"Bude," Hyde Road, Watford, Herts.
1915	BUDGEN, HAROLD VICTOR	25, Grosvenor Road, East Grinstead, Sussex.
1914	BULLOCK, FRANK HERBERT	25, Belle Vue Road, Brislington, Bristol.
1912	BULSTRODE, CHARLES LEONARD..	Vectis, Bishop's Waltham, Hants.
1913	BURDASS, FRANCIS	Lowthorpe, Driffield, East Yorkshire.
1913	BURT, WALTER LESLIE	Penland, Steyning, Sussex.
1914	CALLAN, JAMES WILSON.. ..	Village View, Burnage Lane, Didsbury, Manchester.
1913	CHALLICE, JOHN	25, Pennsylvania Road, Exeter.
1913	CHAPMAN, GEORGE HENRY	Valuation Office, 126, The Parade, Leamington.
1912	CHAPMAN, OSCAR ALLAN	8, Corringway, Golders Green, N.W.
1914	CHARLES, JOHN L.	Claremont, Clarendon Road, Leeds.
1911	CHESTERFIELD, BENJAMIN FREDERICK	King's Road, Alton, Hants.
1914	CHESTERMAN, ARNOLD DE MER- VEILLEUX.	6, Woodland Place, Bathwick Hill, Bath.
1914	CHITTENDEN, SIDNEY JOHN	33, Norton Road, Hove, Sussex.
1912	CLARKE, FREDERICK EDWARD ..	37, Larkfield Road, Richmond, Surrey.
1913	CLOKE, CYRIL JESSE WITNEY ..	27, Winchester Avenue, Brondesbury, N.W.

ed.	STUDENTS.	Address.
14	COLES, CYRIL ALFRED GORDON ..	66, Onslow Gardens, Muswell Hill, N.
14	COLLINS, CYRIL HART	5, Charleville Road, Handsworth, Birmingham.
15	COLLISTER, ROBERT CREER	10, Eastfield, Douglas, Isle of Man.
10	CORNISH, CHARLES EDWIN	Yeo Vale Cottage, Pitton Bridge, Barnstaple.
11	COSSINS, CHARLES GEORGE	252, Brockley Road, S.E.
14	COVINGTON, EDWIN THORNTON ..	79, South Side, Clapham Common, S.W.
13	COWLEY, ERNEST ROBERT	13, Agamemnon Road, West Hampstead, N.W.
13	COX, WILFRID BERNARD.. .. .	15, Streathbourne Road, Upper Tooting, S.W.
12	CRAIG, JOSEPH HUGH	Rosario, Rosetta Park, Belfast.
14	CRAIG, THOMAS	151, Allison Street, Crosshill, Glasgow.
14	CRASTON, FRANK MARSHALL	Ellesmere, Heaton Road, Withington, Manchester.
12	CROUCH, GEOFFREY THOMAS.. ..	46, The Avenue, Higham Park, Essex.
12	CROWTHER, JOSEPH HAWKYARD..	18, Thornfield Terrace, Sunny Bank Road, Greetland, near Halifax.
14	DALLOW, LEONARD	44, Hawes Lane, Rowley Regis, near Birmingham.
14	DARBY, NICHOLAS HENRY NELSON	Malston, Newton Abbot, Devon.
14	DARVILL, DOUGLAS HARRY	"Bournefield," Slough, Bucks.
12	DAVIES, DAVID LESLIE.. .. .	10, Claude Road, Cardiff.
13	DAVIES, EVAN.. .. .	Unity House, Aberdare, Glam.
14	DAVIES, JOHN	Ash Grove, Church Road, Bridgend, Glam.
13	DAVIES, JOHN TREVOR REES ..	Salvia House, Millbank, Haverfordwest.
12	DAVIES, SIDNEY	164, High Street, Lye, near Stourbridge, Worcestershire.
15	DAVIS, ALBERT JOHN	17, Northolme Road, Highbury Park, N.
14	DAWES, ARTHUR HENRY	Isebank, Midland Road, Wellingborough, Northants.
4	DAWSON, JOSEPH ARTHUR	7, Park Road South, Birkenhead Cheshire.
2	DAY, JOHN HANKS	West Hill, London Road, Maidstone.
5	DIPLOCK, PHILIP BERNARD	Thornhill, Hayward's Heath, Sussex.
5	DONGRAY, HAYDEN HARRY	84, Upper Walthamstow Road, Walthamstow, Essex.
4	DONN, ALBERT.. .. .	32B, Maida Vale, W.

Enrolled.	STUDENTS.	Address.
1915	EAGLES, LESLIE EDMUND	368, Commercial Road, E.
1912	EASTON, THOMAS WILLIAM ROBERTSON	Mill House, Huntingtowerfield, Perth.
1914	EDWARDS, GEORGE FRANK	Arley, near Bewdley, Worcestershire.
1915	EDWARDS, JOHN WYN	Tan-y-froh, Abergele, North Wales.
1914	ELLIMAN, JOHN ACWORTH	Longcroft, Links Road, Epsom, Surrey.
1913	ELMHIRST, ERNEST CHRISTOPHER..	Pindar Oaks Hall, Barnsley, Yorks.
1912	ELWELL, ERIC REGINALD	Redlands, Bushwood, Leytonstone, N.E.
1914	ENDERBY, HERBERT MILLSON ..	Town Hall, Aylesbury, Bucks.
1912	ESBESTER, ERNEST HENRY.. ..	28, Beaconsfield Road, Knowle, Bristol.
1913	EVANS, DAVID.. .. .	Upper Main, Meifod, Welshpool, Montgomery.
1914	EVANS, EVAN MEURIG	Credo, Alexandra Road, Aberystwyth, Cardigan.
1914	EVANS, JOHN EDGAR VAUGHAN ..	18, Victoria Street, Ton Pentre, Rhondda.
1914	EVANS, ROBERT CECIL	Bodeirian, Egerton Street, Wrexham, Denbighshire.
1914	EVANS, THOMAS JOHN	Tymaen, Porthcawl, Glam.
1914	EVANS, WILLIAM CECIL	9, Devonshire Place, Port Talbot, Glam.
1912	EVANS, WILLIAM KENNETH	71, Chertsey Road, Woking, Surrey.
1913	FALCONER, COSMO MACKIDD.. ..	Coltness Estate Office, Wishaw, N.B.
1913	FAYERS, HARRY	73, Euston Avenue, Watford, Herts.
1913	FIFIELD, CECIL WILLIAM STANLEY	3, Eglington Road, Chingford, Essex.
1914	FISHER, GEORGE FREDERICK.. ..	8, Coppice Road, Moseley, Birmingham.
1914	FISK, ARTHUR HAROLD	Halscote, Silverdale Road, Bushey, Herts.
1913	FITCH, LEONARD BELCHAM	c/o Messrs. Ernest S. Beard and Daniell, Headgate, Colchester.
1915	FITZSIMMONS, ARTHUR	59, Errol Street, Aigburth Road, Liver- pool.

rolled.	STUDENTS.	Address.
912	FLOWER, HENRY GEORGE STANLEY	Woodside, Chewton Mendip, Bath.
912	FORRESTER, HAROLD	15, Beech House Road, Croydon, Surrey.
915	FOX, CECIL HUNT	Castle Hill, Ewloe, near Chester.
913	FRASER, ALAN SIMON	Hutton House, Hutton in the Forest, Penrith, Cumberland.
913	FRASER, TOM OWEN	c/o Field and Son, Borough, S.E.
914	FRY, ROWDON MARRIAN	64, Craven Park, Willesden, N.W.
914	FULTON, THOMAS, JUN.	17, Easwold Bank, Kilbarchan, Ren- frewshire.
913	GALLETLY, CHRISTOPHER NISBET..	Rock House, Auchterarder, Perthshire.
913	GIBAUD, FREDERICK CHARLES ..	7, Redland Park, Redland, Bristol.
915	GILES, CECIL ATTWELL.. .. .	40, Bryanstone Road, Bournemouth, Hants.
913	GILLETT, HERBERT EDWARD ..	Holmwood, Bishopswood Road, High- gate, N.
912	GLASSE, ALFRED	Westcot, Ollards Grove, Loughton, Essex.
912	GOATER, WILLIAM HENRY GEORGE	11, Ashurst Gardens, Tulse Hill, S.W.
913	GOLDSMITH, FRANK	Old Blendworth, Horndean, Hants.
915	GOLIGHTLY, JOHN PHILIP RODERICK	Treval, Torpoint, Cornwall.
915	GRANT, HOWARD MERVYN	16, Addiscombe Road, Croydon, Surrey.
913	GRAVES, FRANCIS GEORGE	Lavant House, Chipstead Valley Road, Coulsdon, Surrey.
914	GREENWOOD, ARTHUR FOSTER ..	6, Merton Road, Bradford, Yorkshire.
913	GRICE, EUSTACE MAYLOR	Barnston, Spencer Road, Wealdstone, Middlesex.
912	GURNEY, FREDERICK GEORGE ..	20, Lewisham Road, Dartmouth Park, N.W.
14	GURNEY, WM. FRANCIS	20, Lewisham Road, Dartmouth Park, N.W.

Enrolled.	STUDENTS.	Address.
1914	HAGGETT, HORACE PURCHASE ..	3, Bryngwyn Road, Newport, Mon.
1914	HALL, RICHARD LESLIE CARBY..	Church House, Roundhay, Yorks.
1915	HALLAM, HENRY CECIL	Dysart Road, Grantham, Lincs.
1914	HARDING, RONALD ALBERT	The Borough Surveyor's Office, High Wycombe, Bucks.
1915	HARDMAN, EDGAR AUSTIN	Woodbreigh, Queen's Road, Enfield, Middlesex.
1913	HARPER, JOHN CURTIS	58, Oxford Road, Moseley, Birmingham.
1913	HARWOOD, WALTER	Stanton-on-the-Wolds, near Keyworth, Notts.
1913	HEATON, HUBERT	24, Ackworth Lane, Purston, Pontefract, Yorks.
1913	HEDGES, ALFRED VICTOR	Ightenholme, Padiham Road, Burnley, Lancs.
1912	HEDLEY, MICHAEL THOMPSON ..	The Gill, Dalston, Cumberland.
1911	HENSHAW, LINDLEY	Fircroft, Davenport, near Stockport, Cheshire.
1913	HILL, WILLIAM.. ..	Redcliffe, Egremont, Cheshire.
1913	HILLARY, NORMAN	The Peak, Basingstoke, Hants.
1914	HINXMAN, ALAN	Kitnocks, St. Thomas Street, Winchester.
1913	HITCHINGS, ALBERT CHARLES ..	Holly Lodge, Wollaston, Stourbridge, Worcestershire.
1914	HOBSON, WILLIAM STUART	Unwin Terrace, Disley, Cheshire.
1912	HOLE, HUBERT FENTON.. ..	St. Catherine's, Medstead, Hants.
1913	HOMAN, CYRIL HUBERT JOHN ..	178, Eastgate, Rochester.
1914	HOMER, CHESTER JOSEPH	128, Hamstead Road, Birmingham.
1913	HONE, JOHN ALFRED	c/o E. U. David, 4, Park Place, Cardiff.
1913	HOPCRAFT, DURWARD SIDNEY ..	62, Wokingham Road, Reading.
1915	HOPSON, GEOFFREY PAUL	64, Northbrook Street, Newbury, Berks.
1914	HORNBY, EDWARD WINDHAM ..	The Vicarage, St. Michael's-on-Wyre, Garstang, Lancs.
1914	HUGHES, GEORGE HENRY AUGUSTUS	Camelot, Purley, Surrey.
1915	HURST, NORMAN	15, Clifton Road, Squires Lane, Finchley, N.

Enrolled	STUDENTS.	Address.
1913	IRELAND, BENJAMIN	North Ferriby, East Yorkshire.
1915	JAMES, FRANCIS TREVOR	65, Gwydr Crescent, Swansea.
1914	JENKINS, FREDERICK LESLIE	The Railway Hotel, Washford, Somerset.
1912	JENNINGS, GORDON SOTHAM.. ..	Silverdale, Bloomfield Road, Moseley, Birmingham.
1913	JENNINGS, THOMAS HOWARD	67, Dartmouth Park Hill, N.W.
1913	JERMAN, REGINALD HERBERT	The Bungalow, Topsham Road, Exeter.
1915	JOHNSON, EDWARD	Ottery, Uplands Park, Enfield, Middlesex.
1913	JOHNSON, HENRY DALE.. ..	56, Wellesley Road, Grove Hill, Middlesbrough, Yorks.
1913	JOHNSON, JOHN LORENZO	Woodside Villa, Longton, Staffordshire.
1913	JONES, CHARLES PHILLIPS	The Metropole, Abergele, Denbighshire.
1914	JONES, HERBERT ALAN REID	Carreg Llwyd, Oswestry, Salop.
1912	JUKES, RAYMOND GEORGE	The Hollies, Burnt Tree, Tipton, Staffs.
1912	KEASLEY, WILLIAM ERIC	31, Bell Street, Reigate, Surrey.
1913	KELLY, KENNETH GEORGE	Wetherby, Yorks.
1914	KEY, THOMAS GARBUTT.. ..	Glen Caladh, Upminster, Essex.
1914	KING, DUDLEY BERTRAM	42, Earlsfield Road, Wandsworth, S.W.
1915	KNOWLES, GEORGE JACKSON	High Bank, Carnforth, Lancs.

Enrolled.	STUDENTS.	Address.
1914	LAKE, EGBERT REGINALD	68, Wickham Road, Brockley, S.E.
1912	LANGLANDS, DAVID	Sutton-at-Hone, near Dartford, Kent.
1913	LAWRENSON, FRANK EDWARD ..	72, Benthall Road, Stoke Newington, N.
1914	LEA, PERCY LISTER ZAIR	Villette, Wake Green Road, Moseley, Birmingham.
1915	LEE, FRANK	Sherwood House, Little Barn Lane, Mansfield, Notts.
1914	LEITH, GEORGE SETON SIMPSON ..	1, Gladstone Place, Aberdeen.
1915	LESTER, REGINALD MOUN-STEPHENS	The Limes, Stonebridge Park, Harlesden, N.W.
1912	LEWONSKI, RAY CARLON	53, George Street, Hove, Sussex.
1914	LIELL, KINGSLEY	Rusthall, Plough Lane, Purley, Surrey.
1913	LINDSLEY, HENRY WATSON	10, Derby Street, Sunderland, Co. Durham.
1914	LONGLEY, ARTHUR DOUGLAS	"Hillside," The Avenue, Beckenham, Kent.
1912	LOWDEN, DAVID	Rangemore, Burton-on-Trent.
1914	LOWE, WILLIAM DAVID	161, Walthew Lane, Platt Bridge, near Wigan, Lancs.
1913	LUDLOW, STRATFORD WALTER ..	Lovelace Hill, Solihull, Warwickshire.
1914	MACKERETH, WILLIAM MOORE ..	The Garth, Penny Bridge, near Ulverston, Lancs.
1913	MACMAHON, JOHN FRANCIS	113, Rann Street, Ladywood, Birmingham.
1913	MCCAUGHT, JOHN WILLIAM PERCIVAL	Rampholme, Storrs Park, Bowness-on-Windermere, Westmorland.
1915	MADGE, HENRY LESLIE	179, Grove Lane, Denmark Hill, S.E.
1914	MAKINSON, HAROLD	Claremont, Leigh, Lancashire.
1913	MARTIN, DAVID BURR	3, Deemount Terrace, Aberdeen.
1915	MARTIN, WILLIAM OLIVER	18, Hemdean Hill, Caversham, Reading.
1913	MASSIE, FRANK ERIC	Kensington House, St. John's, Wakefield, Yorks.
1914	MATTHEWS, WILLIAM ANTHONY ..	Sylvanhurst, Godalming, Surrey.
1913	MAZENGARB, GEORGE RICHARD B.	18, Mildenhall Road, Clapton, N.E.

rolled.	STUDENTS.	Address.
1913	MENZIES, RONALD VICTOR	Golspie, Englefield Green, Surrey.
1913	MERCER, HERBERT LAURENCE	The Vicarage, Caton, near Lancaster.
1914	MILES, EDGAR PEARCE	31, Testard Street, Guildford.
1911	MILES, OWEN	The Denes, Great Yarmouth.
1914	MINIFIE, WILLIAM, JUN.	Wootton, Bridgnorth, Salop.
1912	MOLE, HAROLD PEARCE	St. Catherine's, Redhill, Surrey.
1913	MONTAGUE, CYRIL JOHN	142, Elm Road, New Malden, Surrey.
1914	MORGAN, IVOR WALTER	1, Wellington Place, Brecon.
1912	MORGAN, WILFRED WINTER	Churchend, Slimbridge, near Stonehouse, Gloucestershire.
1915	MORTON, ERIC HUGH DYKES	32, Albany Terrace, Dundee.
1912	MORWOOD, ARTHUR	Council Offices, Sidecup, Kent.
1915	MURIEL, PETER	The Thickets, Bishop's Waltham, Hants.
1914	NORMAN, HUBERT	Hawthorne House, Hasland, Chesterfield, Derbyshire.
1913	NORTON, CHARLES EDGAR	56, North Side, Clapham Common, S.W.
1913	OGDEN, JOHN CECIL BLAIR	Longland View, Margam, Port Talbot, Glamorgan.
1914	OLDER, ATHUR WILLOUGHBY	c/o J. R. McDonald, 104, High Holborn, W.C.
1915	ORR, CHARLES STEWART	88, Hanover Street, Glasgow.
1912	OSBORNE, CYRIL CHARLES GEORGE	95, Hankinson Road, Bournemouth.
1914	PALMER, GEORGE OWEN WALLIS	Riponia, Bearton Road, Hitchin, Herts.
1914	PARFITT, NORMAN HENRY	Pembroke House, Fields Road, Newport, Mon.
1912	PARKER, ARTHUR STANLEY	Mildenhall, Suffolk.
1913	PARKER, CECIL PRESTON	36, Fairlop Road, Leytonstone, N.E.
1911	PARKER, HERBERT WILLIAM	Claremont, Brighton Road, Sutton, Surrey.
1914	PARKER, ROBERT TOULSON	24, Upper Wimpole Street, W.

Enrolled.	STUDENTS.	Address.
1914	PARKER, VICTOR HAROLD	Peakes, Bradwell-on-Sea, Essex.
1913	PASCOE, FREDERICK LYNE	37, Quernmore Road, Stroud Green, N.
1915	PATCHING, ARTHUR CUNNINGHAM	Redlands, Westbrooke, Worthing, Sussex.
1913	PATON, HENRY EDGE JENKINS ..	4, West End, Llanelly, South Wales.
1912	PAYNE, RALPH RICHARD BEDFORD	Estate Office, Letchworth, Herts.
1912	PEGLER, FRANK REGINALD.. ..	301, Croxted Road, Herne Hill, S.E.
1915	PELHAM, GEORGE FRANK LESLIE	11, The Shrubberies, George Lane, Woodford, Essex.
1915	PERKINS, WALTER CHARLES	Landrake, St. Germans, Cornwall.
1913	PHILLIPS, ERNEST JOHN.. ..	13, Lansdowne Road, Bedford.
1912	PICK, STANLEY GEORGE	Castle Hotel, Norwich.
1913	PICKRELL, LESLIE JOHN.. ..	52, Cumberland Road, Acton, W.
1913	PIDGEON, GEORGE ALLEN	Allendale, Birchington-on-Sea, Kent.
1913	PIGGOTT, GEORGE BERNARD.. ..	Fronaig, Barmouth, Merioneth.
1914	PINKERTON, JOHN CASSELS	Onslow, 24, Woodburn Road, Newlands, Glasgow.
1915	PITTS, DOUGLAS YATE	54, Huskisson Street, Liverpool.
1913	PLATT, JOHN CRAWFURD	43, Lonsdale Road, Barnes, S.W.
1914	PORTER, JOHN LAWRENCE	Braeside, Colwyn Bay, N. Wales.
1914	POSTLETHWAITE, JOHN LEWIS ..	36, Windsor Road, Doncaster, Yorkshire.
1913	PRENTICE, THOMAS.. ..	8, Victoria Terrace, Dowanhill, Glasgow.
1915	PRICHARD, JAMES THOMAS	Manselton Villas, Ferryside, Carmarthen shire.
1914	PROCTOR, NORMAN FREDERICK ..	12, Rusthall Avenue, Bedford Park, Chiswick, W.
1914	RADDALL, THOMAS	1, Kirby Place, North Road, Plymouth
1914	RAFFIN, NORMAN CECIL.. ..	Beltinge, Weydon Hill Road, Farnham, Surrey.
1915	REDINGTON, RICHARD GEORGE ..	Riverside, Great Ryburgh, Norfolk.
1912	REES, FREDERICK WILLIAM.. ..	1, Lan Park Road, Pontypridd, Glamorganshire.
1915	REEVES, LEONARD	Oldcott, Goldenhill, Stoke-on Trent.
1911	REX, FRANCIS NICHOLSON	Ferndale, Luton Road, Harpenden, Herts.
1911	RICHARDS, CARL EDWARD	Stour Lodge, Wimborne, Dorset.
1912	RICHARDSON, ERNEST GILBERT..	104, Tollington Park, Finsbury Park, N.
1912	RIDGE, ERNEST CLAUDE.. ..	8, Barbican Terrace, Barnstaple.

elled.	STUDENTS.	Address.
14	ROBERTS, JOHN CONWAY	Valuation Department, Post Office Chambers, Colwyn Bay, N. Wales.
15	ROBSON, JOHN EDWARD BOTTLE	Crabble Hill House, River, Dover.
13	ROSS, ARTHUR ELLERKER	101, Grovehill Road, Beverley, East Yorkshire.
14	SAMUEL, DAVID SYDNEY	Tanlan, Llanelly, South Wales.
13	SAMUEL, RONALD ASTLEY	Tanyrallt, Eaton Grove, Swansea.
13	SANDERS, CHARLES FLETCHER	14, Conway Road, Cardiff.
14	SATCHELL, JOHN GERARD DOUGLAS	Estate Office, Letchworth, Herts.
14	SAWBRIDGE, DANIEL	160, Wigan Lane, Wigan, Lancashire.
13	SAWYERS, SYDNEY MILTON	10, Westwood Avenue, North Heaton, Newcastle-on-Tyne.
12	SCHOFIELD, RILEY.. ..	Albert View, Pellon, Halifax, Yorks.
13	SCOTT, JOHN	Montrose, Winchmore Hill, N.
13	SCRIVEN, GEORGE HERBERT.. ..	Thong House, near Gravesend, Kent.
12	SEABROOKE, ERNEST	The Hendon Rural District Council, Surveyor's Department, Great Stanmore, Middlesex.
14	SENEVERATNE, BERNARD CECIL	121, Wilbury Road, Letchworth, Herts.
12	SHAW, LEONARD	Thorncliffe House, Staincliffe, Batley, Yorks.
13	SHIMMIN, WILLIAM ALFRED	11, Hilary Park, Douglas, Isle of Man.
14	SHOOSMITH, ERIC GARDNER	9, High Street, Bedford.
12	SIMMONS, PAUL EMERY.. ..	Eastrop Fields, Basingstoke, Hants.
13	SINGLETON, GERALD HUGH	121, St. Helen's Street, Ipswich.
13	SMITH, ALFRED ERNEST.. ..	3, Vernham Road, Plumstead, S.E.
13	SMITH, ARTHUR WILFRID LUCIUS..	The Old Residence, Ripon, Yorks.
15	SNEATH, PHILIP GEORGE	134, Audley Road, Hendon, N.W.
15	SOGNO, GEORGE FRANK	Broken Hill, Horeham Road, Sussex.
14	STEERE, FREDERICK BRICE	12, Eastcourt Road, Worthing, Sussex.
13	STOREY, VERNON LESLIE	The School House, Wouldham, Rochester, Kent.
14	SYMONDS, REGINALD ERNEST	22, Victoria Street, Cambridge.

Enrolled.	STUDENTS.	Address.
1914	TATE, ALAN CHARLES RICHMOND..	West Marton, Skipton-in-Craven, Yorks.
1912	TEVERSON, HARRY GORDON.. ..	Norfolk House, Cambridge Road, Ely.
1913	THEOBALD, DOUGLAS	West Parade, Earlham Road, Norwich.
1914	THOMAS, BERNARD CAMPBELL ..	24, Cambridge Road, New Malden, Surrey.
1913	THOMAS, IDRIS MALDWYN	Mintaro, North Road, Aberystwyth.
1914	THORNTON, JOHN TAVERNER.. ..	109, St. Mary's Road, Faversham, Kent.
1913	THURGOOD, CYRIL JAMES	Much Hadham, Herts.
1913	TOMKINS, JOHN WOOLRICHE.. ..	West View, Hayfield Road, Moseley Birmingham.
1915	TROLLOPE, JOHN LIGHTFOOT ..	Greenhayes, Banstead, Surrey.
1913	TURNER, GEORGE MIDDLETON ..	285, Birchfield Road, Birmingham.
1915	TURNER, JAMES REGINALD BINGHAM	School House, Loughborough.
1914	VINT, EDWARD JOHN CYRIL	The Agricultural College, Aspatria, Cumberland.
1914	VOGEL, CHAS. JOSEPH	140, Halley Road, Forest Gate, E.
1911	WALLEY, PERCY WOODS.. ..	Frankton, near Oswestry, Shropshire.
1914	WALTER, THOMAS HAROLD	5, Marler Road, Forest Hill, S.E.
1913	WALTON, HAROLD HENRY	The Manor House, Chilwell, Notts.
1915	WARNE, WILLIAM CUTHBERT GLYNN	Cross Street, Kingswood, Bristol.
1913	WEEKES, CYRIL WARNER	1, Jessica Road, Wandsworth Common S.W.
1915	WEST, ALEXANDER GEORGE ..	198, Clive Road, West Dulwich, S.E.
1915	WESTROPE, VICTOR RUSSELL ..	London House, Ashwell, Herts.
1914	WHORWELL, HAROLD ERNEST ..	7, Bench Street, Dover.
1914	WIDCOMBE, CHARLES INGLETON ..	Queensmead, Datchet, Bucks.

Colled.	STUDENTS.	Address.
14	WILKES, LESLIE OCTAVIO	Spring Hill House, Birchfield Road, Redditch, Worcestershire.
15	WILKINSON, HENRY THEODORE ..	43, Longfellow Avenue, Wellsway, Bath.
13	WILKINSON, JOSEPH PATTERSON ..	Brookside, Starling Road, Radcliffe, near Manchester.
13	WILLIAMS, HAROLD CEDRIC	22, Seymour Street, Birkenhead.
14	WILLIAMS, HERBERT CECIL	12, Park Hill Road, Harborne, Birmingham.
12	WILLIS, HENRY VICTOR.. ..	104, Gordon Avenue, Southampton.
14	WILSHER, FRANCIS GORDON	5, Ditchling Road, Brighton.
13	WINCH, EDWARD BENJAMIN.. ..	31, Cranwich Road, Stamford Hill, N.
13	WINCH, WILLIAM HAFFENDEN ..	Baker's Cross House, Cranbrook, Kent.
13	WINDSOR, ALFRED COOPER	5A, Foster Lane, Cheapside, E.C.
15	WINTERBOTTOM, GEOFFREY LESLIE	The Bank House, Burgess Hill, Sussex.
14	WYETH, ALLEN FREDERICK	Fairlands, Alexandra Road, Epsom, Surrey.
13	YONGE, GUSTAVUS EDWARD H. ..	Corsham Court Estate Office, Wilts.
13	YOUNG, HENRY HARMAN	Balgowan, Dorking, Surrey.

Total Number of Students, 302.

SUMMARY.

Honorary Members	22
Fellows	2043
Professional Associates	2812
Associates	52
Colonial Fellows	71
Students	302
Total	5302

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to Secretary.

Members Transferred since the Publication of the January List from the Class of Professional Associates to that of Fellows.

BENTLEY, HAROLD EDWIN ..	43, Chancery Lane, W.C.
BURCH, HERBERT	66, Cromwell Avenue, Highgate, N.
ELSWORTHY, JOHN GORDON	17, Ardilaun Road, Highbury, N.
GAWITH, HARRISON	City Surveyor's Office, Town Hall, Manchester.
LANCASTER, SIDNEY JAMES ..	Rates Department, City of Birmingham.
LANHAM, LAURENCE	36, Beaumont Street, Oxford.
LAWRANCE, JOHN	30, Lushington Road, Willesden, N.W.
LUKE, JOHN	City Surveyor's Office, Town Hall, Manchester.
MILNES, CHARLTON	57, Hamilton Square, Birkenhead.
NEIL, DAVID MAXWELL ..	375, Leigh Road, Westcliff-on-Sea.
PASCOE, JOHN BARRON ..	Cardigan Chambers, 6, College Street, Swansea.
SHAW, CHARLES WILLIAM ..	Church Street Chambers, Dewsbury.
SMITH, SIDNEY	68, Great Queen Street, W.C.
SPICER, ARTHUR CHARLES ..	Palmeira Towers, Westcliff-on-Sea, Essex.
TAYLOR, DAVID HENRY ..	36, Ramsden Road, Balham, S.W.
VIGERS, GEOFFREY LESLIE ..	4, Frederick's Place, E.C.
WAPSHOTT, FRANCIS ELLISS	Queen Street Chambers, Maidenhead.
WHITE, SAMUEL CYRIL ..	16, Valley Bridge Parade, Scarborough
WOOLLEY, RICHARD MELSOME	Salisbury.

Members who have Died or Retired since the Publication of the January List.

HONORARY MEMBER :

ADDINGTON, THE RIGHT HON.	
LORD	Addington, Winslow, Bucks.
JERSEY, THE RIGHT HON. THE	
EARL OF, G.C.B., G.C.M.G. ..	Middleton Park, Bicester, Oxon.

FELLOWS :

AMON, HERBERT	H.M. Naval Establishment, Rosyth, near Inverkeithing, N.B.
BARNES, JOHN WILLIAM	Albion Chambers, King St., Notting- ham.
JAMES	

BROWNLOW, CLAUDE	Estate Office, Coolderry, Carrickmacross, Co. Monaghan.
BURR, EDMUND JOHN	5, Queen Square, Bloomsbury, W.C.
CHATTERTON, ROBERT SMITH	Belmont, Raheney, Co. Dublin.
CLARE, EDWARD LOVELL ..	33, Eaton Terrace, S.W.
COUCHMAN, ROBERT EDWARD	75, New Street, Birmingham.
DODGSON, WILFRED LONGLEY	5, Mill Street, Ludlow, Salop.
GREY, CHARLES GREY, M.A. (Durham)	8, Lansdowne Terrace, Ballsbridge, Dublin.
HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
HAWKINS, CHARLES	Downham Market, Norfolk.
HAZLEDINE, JOHN TURNER CLOUGH (Killed in Action)	Gateway Chambers, Shrewsbury.
HOLMES, WILLIAM EDEN ..	Estate Office, Roscommon.
HORSFIELD, JOHN NIXON, A.R.I.B.A. (Died of Wounds)	Arden, Portsmouth Avenue, Thames Ditton.
IRVINE, HENRY, COL., C.B. ..	Strathlomond, Omagh, Co. Tyrone.
ISTED, SAMUEL EVELAND ..	6, Merton Road, Southsea, Hampshire.
JONES, CHARLES FREDERICK	Eldon Chambers, 30, Fleet Street, E.C.
MARMION, THOMAS HENRY ..	Estates Office, Cappoquin, Co. Waterford.
MASON, WILLIAM ARTHUR ..	31A, Colmore Row, Birmingham.
MONTAGU, HENRY HAVELOCK	36, Coleman Street, E.C.
MORRIS, CHARLES	12, Darnaway Street, Edinburgh.
PAYNE, JOHN OSWALD .. (Killed in Action)	Newfarm, Bromley, Kent.
PURCELL, WILLS W.	Dromore, Mallow, Co. Cork.
ROBINSON, HENRY, PROFESSOR, M.I.C.E.	Parliament Mansions, Victoria Street, S.W.
RODDICK, ANDREW (Killed in Action)	4, Adelphi Terrace, Strand, W.C.
SLADDIN, FREDERICK ROBERT EDWIN	Union Castle Buildings, Adderley Street, Cape Town.
SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
STURGE, ROBERT FOWLER ..	33, Corn Street, Bristol.
SURRIDGE, JOSEPH SMITH ..	Coggeshall, Essex.
THOMAS, OWEN DAVID ..	3, Cherry Street, Birmingham.
TOOTELL, RICHARD WILLIAM	11, Queen Victoria Street, E.C.
WILLIAMS, EDWARD BICKERTON	59, Newhall Street, Birmingham.
WILSON, ARTHUR JOHN DE COURCY	Madresfield Grange, Malvern, Worcestershire.
WOOD, JOHN GUY (Killed in Action)	6, Mount Street, Grosvenor Square, W.

PROFESSIONAL ASSOCIATES :

BARLING, WILLIAM BINGHAM (Killed in Action)	The Paddocks, Newnham, Gloucestershire.
BUTLER, ERIC (Killed in Action)	Fir Villa, Tring, Herts.
CAREW, CYRIL JOSEPH THEODORE (Died of Wounds)	271, Ladbroke Grove, North Kensington, W.
CAREY, JAMES, A.M.I.C.E. .. (Died as Prisoner in Germany)	Architect's Department, London County Council, 13, Charing Cross, S.W.
CHOLMELEY, HUGH RALPH (Died of Wounds)	Batu Gajah, Kinta, Perak, F.M.S.
CLUNN, THOMAS HENRY GWYTHYR	International Boundary Surveys, Trafalgar Buildings, Ottawa, Canada.
CUMBERBATCH, CARLTON PARRY.. .. .	Brockenhurst.
DASHWOOD, LIONEL ALBERT (Killed in Action)	Springfield, Kerry, Montgomery.
DAVIES, HERBERT EDWARD	St. Clare, Hersham Road, Walton-on-Thames, Surrey.
FISHER, EDWARD HUMBERT (Killed in Action)	c/o Fisher, Bolam & Co., Market Harborough.
FOSTER, WILLIAM HOWARD	Queen's Bay, Kootenay Lake, British Columbia.
GALE, LEONARD FRANKLIN.. (Killed in Action)	Market Place, Wallingford.
GRAY, JAMES ARTHUR.. ..	145, Edgware Road, W.
GREEN, HENRY RUSSELL TOWNSEND (Killed in Action)	22, Chancery Lane, W.C.
HARDS, JOHN FREDERICK STANLEY (Fatal accident when on Despatch Duty)	42, Poultry, E.C.
HESKETT, WILLIAM DONALD	The Hollies, Penrith.
KIBLER, PHILIP GORDON ..	Estate Office, Walton, Warwick.
LEESE, VERNON FRANCIS ..	Crown Offices, Whitemead Park, Park End, near Lydney, Gloucestershire.
MORTON, HUGH (Died of Wounds)	Bransfield, Eagle Lane, Snaresbrook, Essex.
MUNDLE, ERNEST RANSON .. (Died of Wounds)	Box 393, Melville, Sask., Canada.
OLDHAM, WILFORD (Died in France while Serving)	18, Holwood Road, Bromley, Kent.
PALMER, WILLIAM LUCIUS .. (Killed in Action)	Edenhurst, The Avenue, Dallington, Northants.

PARKER, WILFRED HORSLEY (Killed in Action)	The Garth, Stanmore, Middlesex.
PATERSON, LESLIE ARNOTT .. (Died of Wounds)	Park Wood, Knebworth, Herts.
PENROSE, EDWARD ALEC ..	4, Lady Lane, Waterford, Ireland.
PERCIVAL, ALEXANDER WILLIAM	Central Building, 40, College Street, Toronto, Ontario, Canada.
SMITH, GEORGE	Bridge Trust House, High Street, Eton, Bucks.
WARING, HOLT	Waringstown, Co. Down.
WARTNABY, CHARLES RICHARD ARNOLD (Killed in Action)	Clipston, Market Harborough.

COLONIAL FELLOW :

CARTWRIGHT, FRANK	21, Parsons Lane, Bury, Lancashire.
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STUDENTS :

HEYWOOD, THOMAS ASHTON (Died of Wounds)	Lower Bank, Darwen, Lancs.
ROBINSON, GERALD DOBSON POSTLETHWAITE (Killed in Action)	318, Camden Road, N.
SWIFT, THOMAS EDGAR (Killed in Action)	Warrenton, Gregories Road, Beacons- field.

Members who have obtained the Special Diploma in Forestry.

ARIS, JOHN WHITTON, M.A. (Oxon.)	1, Cricklewood Broadway, Crickle- wood, N.W.
BUNNY, JOSEPH	Forestry Department, Olokemeji, Southern Nigeria.
DAVIES, WILLIAM GWYNNE BATCHELOR	Valuer's Office, King's Lynn, Norfolk.
DUCHESNE, MARTIN COLLIER	Farnham Common, Slough, Bucks.
GRAHAM, HENRY CECIL ..	5, Great College Street, Westminster Abbey, S.W.
HOOD, THOMAS	Kubbeh Gardens, Cairo.
JOHNSON, HERBERT DAVIES	54, St. Peter's Gate, Stockport.
MADGE, JOHN	Somerset House, Chard.
MARTIN, THOMAS	67, Teddington Park, Teddington.
MAUGHAN, JOHN	Estate Office, Jervaulx Abbey, Middle- ham, S.O., Yorks.
MAW, PERCIVAL TRENTHAM	Holmesdale, Nutfield, Surrey.
MICHELMORE, ALFRED	Gate House, Totnes, Devon.

MOISER, CYRIL	The Cedars, Huntington, York.
OSMOND-SMITH, FRANCIS	
HENRY GEORGE, M.R.A.C. . .	County Council Offices, Cardiff.
PARKER, FREDERIC WILLIAM	Parks Department, L.C.C., 11, Regent Street, S.W.
PHILPOT, CLIFFORD NEEDHAM	Hawkstone Estate Office, near Shrewsbury.
PRITCHARD, HENRY A. ..	Royal Agricultural College, Cirencester.
SAWYER, JOHN ASHTON ..	59, High Street, Winchester.
STOOKE, JOHN EDWIN	
HELLYAR	2, Palace Yard, Hereford.
STRATHERN, TOM DALRYMPLE	Hensingham Road, Whitehaven, Cumberland.
TAYLOR, WILLIAM LING ..	54, Hamlet Court Road, Westcliff-on-Sea.
THOMPSON, JOHN CLULOW ..	Knighton House, Leicester.
WHELDON, MARTIN LOWISH	5, Coney Street, York.
WOOD, LESLIE STUART ..	East Grinstead, Sussex.

Members who have obtained the Special Diploma in Sanitary Science.

ADKIN, BENAIAH WHITLEY. .	82, Victoria Street, S.W.
ASSITER, HARRY G.	The Weald House, Harrow Weald, Middlesex.
BACON, FRANK	Sprowston, The Drive, Snaresbrook, Essex.
BLAKE, EDWIN HOLMES ..	82, Victoria Street, S.W.
BRIANT, BERNARD	200, Kennington Park Road, S.E.
BROWN, EDGAR OSWALD ..	Orizaba, 3, Barton Road, Dover, Kent.
BURKETT-SMITH, CECIL SYDNEY	31, St. Mary Abbott's Terrace, Kensington, W.
BURR, HARRY	Estate Office, Letchworth, near Hitchin, Herts.
CHART, CHRISTOPHER	Union Bank Chambers, Croydon.
DUNSMORE, GILBERT	1, Garthorne Road, Honor Oak Park, S.E.
FREYBERG, HERBERT	24, Cromwell Place, S.W.
GUDGEON, GEORGE HAROLD	St. Aubyns, Cromwell Road, Basingstoke, Hants.
GUMBRELL, LEONARD BARTON	64, King Edward's Grove, Teddington, Middlesex.
HAMLYN, ERIC HENLEY ..	21, Queen Anne's Gate, S.W.

HELLICAR, GEORGE THOMAS	47, Woodberry Grove, Finsbury Park, N.
HOOPER, EDGAR WILFRED ..	Haslemere, Beemfort Road, Reigate, Surrey.
HOWES, ARTHUR BURNABY..	6, Middle Temple Lane, E.C.
JONES, HENRY ARTHUR ..	49, Bedford Street, Strand, W.C.
JULL, ROBERT CHARLES ..	1, Cumberland Gardens, Tunbridge Wells, Kent.
MATTHEWS, MAURICE KER- SHAW	77, Tottenham Court Road, W.
MELROSE, FRANK	384, Clement's Inn, Strand, W.C.
PAGE, STANLEY HATCH ..	6, Queen Street, Ramsgate, Kent.
PILDITCH, PHILIP EDWARD..	2, Pall Mall East, Charing Cross, S.W.
POVER, WILLIAM ALFRED ..	54, Park Road, Faversham, Kent.
REFFELL, CHARLES ARTHUR	Thorney, Ennismore Avenue, Guildford.
RICHARDS, WALTER ROWE ..	35, Wontner Road, Balham, S.W.
SANDS, HUBERT COVELL, Lic.R.I.B.A.	Amhurst, Guibal Road, Lee, S.E.
SIMMONS, EDGAR JOHN ..	Station Place, Letchworth, Herts.
SMITH, CYRIL HERBERT ..	Chippenham, Wilts.
TURNER, BENJAMIN GEORGE	Church House, Walmer, Kent.
VERNON-INKPEN, GEORGE CHARLES	40, Commercial Road, Portsmouth.
VINING, ERIC LESLIE	
RANDALL	74, Great Tower Street, E.C.
WARD, HENRY PAYNE.. ..	"Burleigh," Reigate Road, Redhill, Surrey.

List of Members who have gained Prizes at the Institution Examinations.

AMOS, FRANK	Crawter Prize, 1893.
ARIS, JOHN WHITTON	Daniel Watney Prize, 1910.
ARNOTT, JOHN.. .. .	Special Prize, 1885.
ASHTON, ARTHUR WARD.. ..	Beadel Prize, 1902.
BAINES, WILLIAM HENRY	{ Penfold Silver Medal, 1906.
	{ Institution Prize, 1906.
BANKS, FREDERICK STUART A. ..	Penfold Gold Medal, 1898.
BARR, JAMES, JUN.	Scottish Committee Prize, 1909.
BEARN, ARTHUR FREDERICK.. ..	Special Prize, 1909.
BEASLEY, JOHN A. LLEWELLYN ..	Driver Prize, 1891.
BENSON, ROBERT ALAN.. ..	Special Prize, 1884 (Bracketed).
BICKFORD, JOSEPH GRANT	Special Prize, 1897.
BOWDEN, JOHN FRIENDSHIP.. ..	{ Institution Prize, 1891.
	{ Crawter Prize, 1899.

BOYTON, BERTRAM ALFRED	Special Prize, 1902.
BRADSHAW, ARTHUR GEORGE	Special Prize, 1899.
BRAND, JAMES DOUGLAS	Scottish Committee Prize, 1911.
BRIERLEY, HUGH COLLEY	Institution Prize, 1900.
BRIGHT, TOM SPENCER	Special Prize, 1908.
BROWN, ARTHUR MACDONALD	Driver Prize, 1889.
BROWN, CHARLES GEORGE	Crawter Prize, 1908.
BUSS, HAROLD GEORGE.. ..	Galsworthy Prize, 1912.
CANHAM, ERNEST REGINALD.. ..	{ Penfold Silver Medal, 1912. Driver Prize, 1912.
CHAMBERS, THEODORE GERVASE	{ Proxime Accessit Prize, 1894. Penfold Gold Medal, 1895.
CHAPMAN, CHARLES ALBERT	{ Penfold Silver Medal, 1909. Driver Prize, 1909.
CLARKE, FRANK HAROLD	Crawter Prize, 1915.
CLARKE, PERCY EDWARD	Beadel Prize, 1913 (Bracketed).
CLEMENS, WILLIAM CECIL	Institution Prize, 1904.
CLEMENTS, CYRIL JOHN.. ..	Penfold Gold Medal, 1911
COBHAM, GEORGE WILLIAM	{ Special Prize, 1890. Crawter Prize, 1890.
COWELL, NORMAN	Crawter Prize, 1911.
CROW, PHILIP ARTHUR	Institution Prize, 1908.
DANIEL, HENRY WILKINSON.. ..	Institution Prize, 1896.
DANIELL, FREDERICK STANLEY	Special Prize, 1901.
DANNATT, PERCY BOOTHROYD	Driver Prize, 1905.
DAVIES, CYRIL FROODVALE	Crawter Prize, 1895.
DELL, LOUIS MICHAEL	{ Institution Prize, 1911. Galsworthy Prize, 1913.
DENDY, WILLIAM COOPER	Special Prize, 1889.
DIXON, FRANCIS EDWARD	Special Prize, 1888.
DONE, JOHN JAMES.. ..	Driver Prize, 1887.
DONNE, CYRIL HENRY	Daniel Watney Prize, 1907.
DREW, SYDNEY VERNON	Quantities Prize, 1913 (Bracketed)
DUCHESNE, MARTIN COLLIER	Daniel Watney Second Prize, 1913.
DUTTON, JOSEPH	Driver Prize, 1908.
DYER, FRANK	Building Prize, 1912 (Bracketed).
EACHUS, CHARLES ALFRED EEDES.. ..	Crawter Prize, 1912.
EASON, EDWARD WILLIAM	Institution Prize, 1893.
EASTER, WILLIAM	{ Driver Prize, 1896. Penfold Silver Medal, 1896.
EASTON, WALTER JOHN.. ..	Driver Prize, 1893.
EDEN, FREDERICK STEWART	Crawter Prize, 1913.
ELPHICK, RICHARD	Quantities Prize, 1912.
EVE, CHARLES GERALD	Crawter Prize, 1898 (Bracketed).
FINN, HERBERT ARCHIBALD.. ..	Special Prize, 1891.
FOSTER, HENRY OSWALD	Institution Prize, 1909.
FREEMAN, GEORGE.. ..	{ Driver Prize, 1899. Penfold Silver Medal, 1899.

GATE, HENRY A. A.	.. ..	Institution Prize, 1899.
GERMAN, GEORGE	.. ..	Driver Prize, 1892.
GIBBON, WILLIAM JACOMB	.. ..	Driver Prize, 1885.
GREEN, FREDERICK ALGERNON	.. ..	Penfold Gold Medal, 1897.
HALL, WILLIAM TIMOTHY	.. ..	Institution Prize, 1884.
HANCOCK, HENRY SYDNEY, JUN.	.. ..	Special Prize, 1900.
HARRISON, GEORGE J. R.	.. ..	Special Prize, 1894.
HAZLEDINE, JOHN T. C.	.. ..	{ Driver Prize, 1902. Penfold Silver Medal, 1902.
HEAD, JOHN GEORGE	.. ..	Crawter Prize, 1891.
HEAVEN, FRANK HENRY	.. ..	Building Prize, 1912 (Bracketed).
HEMPSON, LEONARD AMIS	.. ..	{ Special Prize, 1912. Crawter Prize, 1914.
HILL, THOMAS CUTHBERTSON	.. ..	Quantities Prize, 1913 (Bracketed).
HINES, GERALD	.. ..	Building Prize, 1912 (Bracketed).
HOARE, ARTHUR JOHN	.. ..	{ Driver Prize, 1903. Penfold Silver Medal, 1903.
HODSON, HENRY MOULTON	.. ..	{ Driver Prize, 1913. Penfold Silver Medal, 1913.
HOLMES, MONTAGU PRICE	.. ..	Institution Prize, 1901.
HOOD, THOMAS..	.. ..	Daniel Watney Prize, 1901.
HOSEGOOD, ANDREW WEBBER	.. ..	Crawter Prize, 1903 (Bracketed).
HURCOMB, HAROLD FRANCIS..	.. ..	Special Prize, 1905.
JARMAIN, WILLIAM	.. ..	Institution Prize, 1894.
JENKINSON, JOHN	.. ..	President's Prize, 1893.
JESSUP, DAVID POOLEY..	.. ..	Crawter Prize, 1907.
JEWELL, ARTHUR EDWARD	.. ..	Penfold Gold Medal, 1912.
JONAS, HARRY MARSHALL	.. ..	Institution Prize, 1887.
KER, ARTHUR PRESTON..	.. ..	Beadel Prize, 1903.
KERR, JOHN MURRAY	.. ..	Institution Prize, 1897.
KING, NOEL WARD	.. ..	Institution Prize, 1913.
KNOWLES, GEORGE POTTER	.. ..	Galsworthy Prize, 1904.
LEEDHAM, MORRIS	.. ..	Building Prize, 1913.
LINNEY, JOSEPH FREDERIC	.. ..	Galsworthy Prize, 1909.
LLOYD, DONALD	.. ..	Institution Prize, 1898.
LOBAN, GUSTAVUS TAYLOR	.. ..	{ Penfold Silver Medal, 1904. Driver Prize, 1904. Penfold Gold Medal, 1905.
LORD, FREDERICK WILLIAM	.. ..	Special Prize, 1906.
MCTAGGART, HUGH HARVEY	.. ..	Scottish Committee Prize, 1910.
MARSH, FREDERICK STEPHEN	.. ..	{ Crawter Prize, 1910. Penfold Gold Medal, 1910.
MARTIN, ALFRED JOHN	.. ..	Special Prize, 1893.
MARTIN, HEBER GAMBLING	.. ..	Institution Prize, 1888.
MATHEWS, HUGH SPENCER	.. ..	Beadel Prize, 1905.
MATTHEWS, MAURICE KERSHAW	.. ..	Penfold Gold Medal, 1913.
MAW, PERCIVAL TRENTHAM	.. ..	{ Crawter Prize, 1903 (Bracketed). Penfold Gold Medal, 1903.
MAYNE, ARTHUR JOHN	.. ..	Institution Prize, 1910.

MEACHER, EDMOND	Institution Prize, 1902.
MERRY, ARTHUR WALKER	Institution Prize, 1890.
MILLS, ROBERT HENRY	Penfold Gold Medal, 1908.
MORLEY, ERIC	{ Penfold Silver Medal, 1911.
	{ Driver Prize, 1911.
MORRIS, CLIFFORD	Beadel Prize, 1910.
MUIR, JAMES	Institution Prize, 1889.
MURRELL, SYDNEY JAMES	Penfold Gold Medal, 1906.
NEWNHAM, FRANK GEORGE	Crawter Prize, 1904.
NORMAN, CHARLES FREDERICK	{ Special Prize, 1904.
	{ Galsworthy Prize, 1905.
PARKER, FREDERIC WILLIAM	Daniel Watney Second Prize, 1907.
	{ Driver Prize, 1890.
PARTRIDGE, EDWARD JOHN	{ Penfold Gold Medal, 1894.
	{ Crawter Prize, 1894.
PATERSON, THOMAS SIMPSON, JUN.	Special Prize, 1911.
PATEY, GEORGE HEAD	Institution Prize, 1907.
PATON, DAVID LLEWELLYN	{ Driver Prize, 1901.
	{ Penfold Silver Medal, 1901.
PAWSON, ARTHUR CLIVE	Beadel Prize, 1912.
PEMBERTON, BASIL CHARLES	Special Prize, 1907 (Bracketed).
PERKINS, WALTER FRANK	Special Prize, 1886.
	{ Institution Prize, 1905.
PETRIE, ALAN ROY	{ Penfold Silver Medal, 1905.
	{ Galsworthy Prize, 1908.
PHILLIPS, WILLIAM DEARLOVE	Special Prize, 1887.
PHILPOT, CLIFFORD NEEDHAM	Daniel Watney Second Prize, 1910.
PHYSICK, WALTER FREDERICK	Institution Prize, 1886.
PINEGER, JAMES REGINALD	Crawter Prize, 1900.
PRITCHARD, HENRY	Daniel Watney Prize, 1904.
RAFFETY, HERBERT WILLIAM	Special Prize, 1892.
REED, RICHARD GEORGE GORDON	Special Prize, 1898.
RENSHAW, CHARLES GORDON	Beadel Prize, 1911.
RICHARDS, ROBERT HERBERT	Beadel Prize, 1909.
RICHARDS, WALTER ROWE	Penfold Gold Medal, 1909.
RICHARDSON, OLIVER ARCHER	Crawter Prize, 1892.
ROBERTSON, CHARLES BOYD	Scottish Committee Prize, 1905
ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Institution Prize, 1883.
ROODS, ALFRED	Driver Prize, 1886.
ROOK, JOSEPH TAYLOR	Special Prize, 1896.
RUBENS, ISAAC	Galsworthy Prize, 1910.
SATCHELL, CHARLES	Special Prize, 1883.
SAVILL, HENRY NORMAN	Crawter Prize, 1906.
SAWYER, JOHN ASHTON	Daniel Watney Second Prize, 1904.
SELBY, JOHN BASELEY	Special Prize, 1884 (Bracketed)

SEXTON, GEORGE WILLIAM FRANCIS	Penfold Gold Medal, 1915 (Bracketed).
SHROSBREE, ALBERT DE BOIS.. ..	{ Driver Prize, 1910.
	{ Penfold Silver Medal, 1910.
SISSONS, WILLIAM WYRILL	Penfold Silver Medal, 1908.
SMITH, FRANK WILLIAM.. ..	Driver Prize, 1888.
SMITH, HAROLD ROBERT	Beadel Prize, 1904.
SMITH, HUBERT JOHN	{ Institution Prize, 1912.
	{ Penfold Gold Medal, 1914.
	{ Galsworthy Prize, 1914.
SMITH, SYDNEY ARTHUR	{ Driver Prize, 1897.
	{ Penfold Silver Medal, 1897.
	{ Penfold Gold Medal, 1899.
SPENSLEY, JAMES CALVERT	Crawter Prize, 1905.
SQUIRE, GERALD ROBERT	Institution Prize, 1892.
STEDHAM, PERCY NORMAN	Special Prize, 1910.
SYMONS, GILBERT GEORGE	Beadel Prize, 1906.
TARRANT, WALTER.. ..	Institution Prize, 1881.
TAYLOR, JOHN HENLEY.. ..	Special Prize, 1907 (Bracketed).
TAYLOR, WILLIAM LING	Daniel Watney Prize, 1913.
TERRY, FRANK TREACHER	Galsworthy Prize, 1911.
THEAKSTON, WILLIAM PEASE ..	Crawter Prize, 1898 (Bracketed).
THOMAS, CHARLES JOHN HOWELL..	{ Driver Prize, 1898.
	{ Penfold Silver Medal, 1898.
	{ Penfold Gold Medal, 1900.
TIFFEN, JOHN HENRY	Institution Prize 1885.
TILLYARD, SIDNEY JOSEPH	{ Institution Prize, 1903.
	{ Penfold Gold Medal, 1907.
	{ Galsworthy Prize, 1907.
TREADWELL, HENRY JOHN	Driver Prize, 1883.
TRENT, WILLIAM EDWARD	Penfold Gold Medal, 1901.
VENNING, HARRY JOHN.. ..	Driver Prize, 1906.
WALKER, WILLIAM SELVES	{ Special Prize, 1895.
	{ Crawter Prize, 1897.
WALLER, WATHEN ARTHUR	Beadel Prize, 1908.
WARMINGTON, HERBERT ANDREW CROMARTIE	Crawter Prize, 1901.
WATSON, HERBERT JOHN	Institution Prize, 1895.
WEBB, JONAS MARSHALL	President's Prize, 1884.
WEETMAN, WILLIAM CHARLES CUM- MING	Penfold Silver Medal, 1907.
	{ Driver Prize, 1900.
WHELDON, MARTIN LOWISH	{ Penfold Silver Medal, 1900.
	{ Penfold Gold Medal, 1902.
	{ Crawter Prize, 1902.
	{ Driver Prize, 1894.
WHITTAKER, JOHN DRONSFIELD ..	{ Penfold Silver Medal, 1894.
	{ Penfold Gold Medal, 1896.
	{ Crawter Prize, 1896.

WIDDICOMBE, CHARLES EDWIN ..	Penfold Gold Medal, 1904.
WILLIAMS, HAROLD.. .. .	Special Prize, 1903.
WINEBAUM, GOODMAN GEORGE ..	Special Prize, 1913.
WOOD, LESLIE STUART	Daniel Watney Prize, 1900.
WRAIGHT, GEORGE FREDERICK HAROLD	Crawter Prize, 1909.
WYKES, HERBERT IVIE	Galsworthy Prize, 1906.
YOUNG, WILLIAM ROSS.. .. .	Scottish Committee Prize, 1906.

List of Provincial Committees.

JULY 1st, 1915.

BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX Committee.
Chairman.

AUBREY RUMBALL, St. Alban's, Hertfordshire.
Honorary Secretary.

ARTHUR WALKER MERRY, 17, High Street, Leighton Buzzard.

BERKS, BUCKS, AND OXON Committee.
Chairman.

JAMES AUGUSTINE RUTHERFORD, Estate Office, Highclere Park, Newbury.
Honorary Secretary.

JOHN SEYMOUR RUTHERFORD, White Oak, Highclere, Newbury.

CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK
Committee.
Chairman.

JOHN LOOKER, The Terrace, Huntingdon.
Honorary Secretary.

LANCELOT GOULDER HAWKINS, Downham Market.

CUMBERLAND AND WESTMORLAND Committee.
Chairman.

FREDERICK BURT PUNCHARD, Fairbank, Kirkby Lonsdale.
Honorary Secretary.

THOMAS BROWN, JUN., Prospect House, Holmrook, Cumberland.

DEVON AND CORNWALL Committee.
Chairman.

JOHN FRIENDSHIP BOWDEN, Bedford Chambers, Exeter.

HAMPSHIRE, DORSET, AND SOUTH WILTS Committee.
Chairman.

EDWARD WATERS, The Canal, Salisbury.
Honorary Secretary.

R. C. BARROW, c/o Henry Duke & Son, Dorchester.

IRISH BRANCH Committee.

Chairman.

HENRY FRANKS, Woodbrook, Mountrath, Queen's County.

Secretary.

B. J. NEWCOMBE, 110, Grafton Street, Dublin.

KENT Committee.

Chairman.

HENRY DANN, Dartford.

Honorary Secretary.

ROBERT COBB, Larkin Hall, near Rochester.

LANCASHIRE AND CHESHIRE Committee.

Chairman.

FRANCIS WILLIAM THOMPSON, Ash Lawn, Heaton, Bolton.

Vice-Chairman.

HENRY SIMPSON BATEY, 51, South King Street, Manchester.

Honorary Secretary.

JOHN HERBERT HALL, 1, Cooper Street, Manchester,
and 1, Market Street, Altrincham, Cheshire.

LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND
Committee.

Chairman.

CHARLES BROWNING FISHER, Market Harborough.

Honorary Secretary.

MAURICE THEODORE WOOLLEY, Rectory Place, Loughborough,
Leicestershire.

NORTHUMBERLAND AND DURHAM Committee.

Chairman.

WILLIAM TOWNEND, Cross House, Westgate Road,
Newcastle-on-Tyne.

Honorary Secretary.

CHARLES MCGHIE, 38, Collingwood Buildings, Collingwood Street,
Newcastle-on-Tyne.

NOTTINGHAM, LINCOLN, AND NORTH DERBY Committee.
Chairman.

REGINALD SMITH WOOLLEY, Silver Street, Lincoln, and
South Collingham, Newark.

Honorary Secretary.

EDWARD JAMES TURTON, Horkstow, Barton-on-Humber, Lincolnshire.

SALOP, HEREFORD, AND MID-WALES Committee.

Chairman.

WILLIAM FORRESTER ADDIE, Powis Castle Estate Office, Welshpool,
Montgomeryshire.

Honorary Secretary.

ARTHUR MURHALL HICKMAN, Pride Hill Chambers, Shrewsbury.

SCOTTISH Committee.

Chairman.

JAMES INGLIS DAVIDSON, Saughton Mains, Corstorphine, Midlothian.

Honorary Secretary

WILLIAM HENRY HOWATT, 146, Buchanan Street, Glasgow.

SOMERSET, GLOUCESTER, AND NORTH WILTS Committee.

Chairman.

JOHN JOSEPH HARLE, Tortworth Estate Office, Falfield, Gloucester.

Honorary Secretary.

REGINALD HENRY KING PRICE, 25, Clare Street, Bristol.

SURREY Committee.

Chairman.

ROBERT MASTERS CHART, The Vestry Hall, Mitcham.

Honorary Secretary.

THOMAS BRENT, c/o Messrs. Chesterton and Sons, The Norbury
Manor Estate Office, London Road, Norbury, S.W.

SUSSEX Committee.

Chairman.

OLIVER NEWMAN WYATT, East Street, Chichester.

Honorary Secretary.

HERBERT GUY BUCKELL WYATT, North Lodge, Chichester.

WALES (NORTH) Committee.

Chairman.

WILLIAM EDWARD JONES, Anglesey Estate Office, Graig, Llanfairpwll.

Honorary Secretary.

JOHN MERRY PORTER, Estate Office, Colwyn Bay.

WALES (SOUTH) AND MONMOUTHSHIRE Committee.

Chairman.

FRANCIS HOLBORROW GLYNN PRICE, 7, Picton Place, Swansea.

Honorary Secretary.

FRANCIS HENRY GEORGE OSMOND-SMITH, County Council Offices,
Cardiff.

WARWICK, WORCESTER, STAFFORD, AND SOUTH DERBY
Committee.

Chairman.

JOHN WILLMOT, 6, Waterloo Street, Birmingham.

Honorary Secretary.

ERNEST GUY BIGWOOD, 158, Edmund Street, Birmingham.

YORKSHIRE Committee.

Chairman.

RICHARD EDGAR HORSFALL, 22A, Commercial Street, Halifax.

Honorary Secretary.

HAROLD HANSON, A.M.I.C.E., 11, Cloth Hall Street, Huddersfield.

Junior Meetings.

Chairman.

ROBERT JOHN DIBDIN, 38, Greenham Road, Muswell Hill, N.

Committee.

FRANK VICTOR BATHURST.

ROLAND STANLEY BEVAN.

BERNARD BRIANT.

HERBERT WARWICK DAW.

FREDERICK STEWART EDEN.

CHRISTOPHER TURTILL FULCHER.

STANLEY VYVIAN HICKS.

OSWALD HILTON.

THOMAS EDWIN MORGAN.

ALEXANDER GEORGE MORRIS.

GEOFFREY LESLIE VIGERS.

Honorary Secretary.

NORMAN COWELL, 18, Holwood Road, Bromley, Kent.

Local Distribution of Members under Counties.

The names of those Fellows who are or have been Provincial Chairmen are distinguished thus *.

BEDFORDSHIRE.

(Bedford, Essex, Hertford, and Middlesex Committee).

FELLOWS:

BROOK, HARRY.. . . .	District Valuer's Office, 39, Kimbolton Road, Bedford.
CUMBERLAND, EDWARD ANTHONY..	Luton, and Leighton Buzzard.
ELLIS, ARNOLD ROBERTSON .. .	47, High Street, Bedford.
*EVE, HERBERT TRUSTRAM .. .	2, St. Paul's Square, Bedford.
FIELDS-CLARKE, GEORGE THOMAS..	Estate Office, Southill Park, Biggleswade.
FRANKLIN, BENJAMIN BELGROVE ..	21, Market Hill, Luton.
HALL, CHARLES PELL .. .	Park Farm Office, Woburn.
MERRY, ARTHUR WALKER .. .	17, High Street, Leighton Buzzard.
PERKS, HUGH EARL .. .	2, St. Paul's Square, Bedford.
ROBINSON, JAMES CHARLES EVITT..	Marsh Leys, Kempston, Bedford.
SAMUEL, WILLIAM JOHN.. .	42, Mill Street, Bedford.
TUTT, EDWIN THOMAS .. .	Market Place, Ampthill.

PROFESSIONAL ASSOCIATES:

ATKINSON, FRANCIS CHARLES ..	Woburn Experimental Farm, Aspley Guise, S.O.
BLANCHARD, LOUIS MATTHEW ..	Borough Surveyor's Department, Town Hall, Luton.
BURROWS, EDWARD CRAWFORD ..	c/o S. E. Burrows, Clophill, Ampthill.
CUMBERLAND, BRIAN CLARKE ..	The Lynchet, Luton.
DEANE, GEORGE FREDERICK.. .	23, St. Michael's Road, Bedford.
EMERY, DOUGLAS WADE .. .	Valuer's Department, 39, Kimbolton Road, Bedford.
FISHWICK, VICTOR CHARLES .. .	69, Goldington Avenue, Bedford.
FOLL, WALLACE ARTHUR.. .	Woburn Sands and Toddington.
FOSTER, NORMAN BEAUMONT.. .	Northridge, Ampthill.
GOTELEE, GUY STANLEY.. .	20, Mill Street, Bedford.
GUDE, CHARLES, JUN. .. .	39, Kimbolton Road, Bedford.
JONES, GEORGE .. .	247, High Street North, Dunstable.

MAYNE, ARTHUR JOHN	Clarendon House, Stewkley, Leighton Buzzard.
NIXON, FREDERICK.. ..	District Valuer's Office, 39, Kimbolton Road, Bedford.
OSTLER, WALTER HOLLINGSWORTH PICARD, EUGENE CUTHBERT LLEWELLYN	Westleigh, Dunstable. 47, High Street, Bedford.
SMITH, HAROLD EZRA	13, Dunstable Road, Luton.
TOMSON, MAYNARD.. ..	Bedford House, Luton.
WESTON, JOSEPH AURELIUS	83, High Street, Bedford.
WILKS, MARK	2, St. Paul's Square, Bedford.
WILLETT, HUGH	6, Bushmead Avenue, Bedford.
WILSON, MALCOLM MILLAR	139, Midland Road, Bedford.
WOOLDRIDGE, ARTHUR MAINWARING	49, Goldington Avenue, Bedford.
WORSSAM, CECIL	c/o J. R. Eve and Son, 2, St. Paul's Square, Bedford.

STUDENTS :

PHILLIPS, ERNEST JOHN	13, Lansdowne Road, Bedford.
SHOOSMITH, ERIC GARDNER	9, High Street, Bedford.

BERKSHIRE.

(Berks, Bucks, and Oxon Committee).

FELLOWS :

ADKIN, CHARLES DUNCAN	Wantage and Abingdon.
BELCHER, EDWARD JOHN	Wantage.
BINGHAM, ALFRED JOHN.. ..	Nalder Hill House, Newbury.
BUCKLAND, FRANK BOWRY	Windsor.
BUCKLAND, HENRY DUNEAU.. ..	Windsor.
BUCKLAND, SIDNEY CRAWFORD	Windsor.
BUTLER, ALBERT ERNEST	20, Broad Street, Wokingham.
COLES, SAMUEL HOOD COWPER	Parsonage Farm House, East Garston, Lambourn.
COOPER, STANLEY	17, Friar Street, Reading.
COX, ARTHUR STANLEY	16, Queen Victoria Street, Reading.
DALGLEISH, CHRISTOPHER	57, Albion Place, Reading.
DREWEATT, THOMAS	Newbury.
EGGINTON, DENYS	150, Friar Street, Reading.
GALE, JOSEPH JOHN	Market Place, Wallingford.
GREENAWAY, JOSEPH REGINALD	11, Friar Street, Reading.
HASLAM, DRYLAND	Friar Street Chambers, Reading.
HASLAM, DRYLAND, JUN.	Friar Street Chambers, Reading.
MILLAR, WILLIAM GALT.. ..	1, Arcade Chambers, Reading.
NEATE, ARTHUR WEBB.. ..	8, St. Mary's Hill, Newbury, and Hungerford.

PETO, JAMES WINDER	6, Market Place, Reading.
RICH, ROBERT.. .. .	Didcot.
*RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
STANFORD, GEORGE	19, Alexandra Road, Reading.
TODD, RICHARD	Englefield, near Reading.
WAPSHOTT, FRANCIS ELLISS	Queen Street Chambers, Maidenhead.
WEBBER, HENRY STANTON	23, Queen Street, Maidenhead.
WHITE, WALTER ERNEST COATES ..	Chatwood, Wokefield Green, Mortimer.

PROFESSIONAL ASSOCIATES :

BENNETT, MAURICE CHRISTMAS ..	39, Blagrove Street, Reading.
CHAMBERS, HAROLD JOHN LAVENDER	c/o W. N. Chambers, Haremore House, Faringdon.
CHAMBERS, WADDELOW NIX.. ..	c/o A. F. Hobbs and Chambers, Faringdon.
CUNNINGHAM, WILLIAM FREDERICK	11, Bulmershe Road, Reading.
DICKSON, REGINALD HERBERT BRUCE	Speen, Newbury.
EASTMAN, EDWARD GEORGE.. ..	District Valuer's Office, 57, Albion Place, Reading.
EDGINGTON, WALTER, B.A. (<i>Oxon.</i>)	Nalder Hill, Newbury.
GALE, HAROLD JAMES	Market Place, Wallingford.
HAMLIN, JACK	Rivermead, Bray.
HITCHINS, WALTER WILLIAM.. ..	University College, Reading.
KEEP, WILLIAM HENRY.. .. .	Valuation Department, Inland Revenue, 57, Albion Place, London Rd., Reading.
LAWRENCE, CHARLES WILLIAM JOHNSON	Elmfield, Cookham Road, Maidenhead.
LEWIS, HUGH FRANCIS.. .. .	Greenfield, Marlow Road, Maidenhead.
MAYHEAD, BASIL STUART	The Lion Hotel, Abingdon.
PORTAL, GERVAIS EDWARD	Eddington House, Hungerford.
RUTHERFORD, JOHN SEYMOUR ..	White Oak, Highclere, Newbury.
SHORNEY, ARTHUR SHEPHERD ..	Donisthorpe, Northcourt Avenue, Reading.
SMALLBONE, HENRY JAMES	Streathley-on-Thames.
SMITH, EDMUND GEORGE	Valuer's Office, 57, Albion Place, Reading.
TOWNSEND, CECIL PHILIP	Lawnfield, Castle Hill, Maidenhead.
VARDY, CHARLES ALFRED SILVER..	Cliveden Chambers, Maidenhead.

STUDENTS :

HOPCRAFT, DURWARD SIDNEY ..	62, Wokingham Road, Reading.
HOPSON, GEOFFREY PAUL	64, Northbrook Street, Newbury.
MARTIN, WILLIAM OLIVER	18, Hemdean Hill, Caversham, Reading.

BUCKINGHAMSHIRE.

(Berks, Bucks, and Oxon Committee.)

FELLOWS :

BAILEY, LOUIS HEWITT	Kuru, Flackwell Heath, High Wycombe.
DAVIS, CHARLES	Gerrard's Cross.
DUCHESNE, MARTIN COLLIER ..	Farnham Common, Slough.
*LAWRENCE, ARTHUR	Great Marlow.
LEES, FRANK ARTHUR	District Valuer's Office, High Wycombe.
MYERS, LEGENDER WILLIAM ..	Gregory's Road, Beaconsfield.
RAFFETY, HAROLD VEZEY	District Valuer's Office, High Wycombe.
RAFFETY, PERCY CHARLES ..	30, High Street, High Wycombe.
*VERNON, ARTHUR	The Rockery, High Wycombe.
VERNON, ARTHUR STANLEY ..	41, High Street, High Wycombe.
WIGLEY, HERBERT HENRY ..	Winslow.
WIGLEY, SIDNEY PRUDDEN ..	Winslow.

PROFESSIONAL ASSOCIATES :

ALDERSON, CHARLES HENRY ..	c/o Holbeche and Alderson, Amersham.
BANHAM, EDWARD LONGLEY ..	Hawthorn Cottage, Amersham Hill, High Wycombe.
BATH, CECIL ALAN	c/o Messrs. Buckland and Sons, 118, High Street, Slough.
BAYES, JOHN GEORGE	District Valuer's Office, High Wycombe.
BENJAMIN, ASHLEY FLORIAN ..	The Chestnuts, Chalfont St. Peter.
BLAKE, ALFRED EVELEIGH ..	118, High Street, Slough.
DAVIES, HARRY TUDOR	Resident Engineer's Office, Copper Mill Bridge Works, Wraysbury.
DICKSON, DUNCAN PETER	The Brambles, Iver Heath.
FITCH, SIDNEY	District Valuer's Office, High Wycombe.
FOLL, WALLACE ARTHUR	Bletchley and Newport Pagnell.
FROST, ALFRED CARDAIN	Station Gates, Beaconsfield.
GAMBELL, PHILIP CLAYTON ..	83, High Street, Newport Pagnell.
HAYES, FREDERICK PERCY ..	The Thornes, New Road, Chesham.
LAIRD, JOHN	High Street, Marlow.
LEE, ALFRED FREDERICK	15, High Street, High Wycombe.
ODAM, GEORGE MAXWELL	County Hall, Aylesbury.
PAINE, JOHN JAMES	c/o Holbeche, Paine & Alderson, Chesham.
READ, WILLIAM STRATFOLD ..	Saunderton, Princes Risborough.
RUDDLE, ROBERT SKEATE	District Valuer's Office, Amersham Hill, High Wycombe.

RYLAND, LORENCE.. ..	Crosswoods, Beaconsfield.
SPENCER, AUBREY VERE ..	Cuddington, Aylesbury.
WALLIS, AUSTIN SERJEANT ..	Compton Lodge, Salt Hill, Slough.

STUDENTS :

DARVILL, DOUGLAS HARRY..	Bournefield, Slough.
ENDERBY, HERBERT MILLSON ..	Town Hall, Aylesbury.
HARDING, RONALD ALBERT ..	The Borough Surveyor's Office, High Wycombe.
WIDCOMBE, CHARLES INGLETON ..	Queensmead, Datchet.

CAMBRIDGESHIRE.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS :

*BIDWELL, CHARLES, M.A. (<i>Cantab.</i>)	Ely.
BIDWELL, JOHN EVANS, M.A. (<i>Cantab.</i>)	11, Benet Street, Cambridge, and Fox Hill, Great Shelford, Cambridge.
BIDWELL, PHILIP SHELFORD ..	St. Mary's Street, Ely.
*CHALK, HENRY PHILIP.. ..	Linton.
JACKSON, HENRY, M.A. (<i>Cantab.</i>)..	Nandour, Latham Road, Cambridge.
JONAS, HARRY MARSHALL ..	27, Market Hill, Cambridge.
McILWRAITH, JOHN FORSYTH ..	11, Benet Street, Cambridge.
MARTIN, HEBER GAMBLING ..	Littleport, Isle of Ely.
*SCRUBY, WILLIAM THOMAS ..	29, St. Andrew's Street, Cambridge.
WHATLEY, ERNEST JAMES ..	Saxondale, Rock Road, Cambridge.
WRIGHT, WALTER BRERETON ..	6, Glisson Road, Cambridge.

PROFESSIONAL ASSOCIATES :

BLAND, ALFRED TAYLOR	Manor House, Snailwell, Newmarket.
BROWN, EDWARD JAMES	5, North Terrace, Cherryinton, Cambridge.
BURFORD, JAMES ALFRED HEATH	Surveyor's Office, Town Hall, Newmarket.
CLARKE, ROBERT	Greeba, Hinton Avenue, Cambridge.
CROWLEY, WALTER ST. LEGER ..	c/o W. H. H. Davis, 2, York Row, Wisbech.
DAVIS, WILLIAM HENRY HAROLD..	The Bungalow, Sutton Road, Leverington, near Wisbech.
FISHER, EDWIN GRAINGER	23, Lyndewode Road, Cambridge.
FRANCIS, RONALD GARNHAM ..	Homecroft, Hills Road, Cambridge.
GODWIN, CHARLES FISHER	Ravenscroft, All Saints' Road, Newmarket.

GRAIN, HENRY HERBERT BRETT ..	66, St. Andrew's Street, Cambridge.
GRAIN, PETER BOVILL	66, St. Andrew's Street, Cambridge.
GRAY, PERCY WILLIAM	29, St. Andrew's Street, Cambridge.
JONAS, SAMUEL MARSHALL	27, Market Hill, Cambridge.
MILLER, FRED	53, Eltisley Avenue, Newnham, Cambridge.
MORTON, HAROLD SWITHUN, M.A. (<i>Cantab.</i>)	King's College, Cambridge.
NUTTER, HUBERT CHARLES	63, Sidney Street, Cambridge.
PARKER, CHARLES	Geneva House, Regent Street, Cambridge.
RODWELL, LIONEL HELM	8, Sidney Street, Cambridge.
ROSE, FREDERIC CHARLES	Flint House, Lynn Road, Wisbech.
RUTTER, ARTHUR LIONEL, M.A. (<i>Cantab.</i>)	63, Sidney Street, Cambridge.
SWORDER, JOHN PERKINS	11, Benet Street, Cambridge.

ASSOCIATE :

MACKENZIE, KENNETH JAMES JOSEPH	Department of Agriculture, Cambridge.
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STUDENTS :

SYMONDS, REGINALD ERNEST ..	22, Victoria Street, Cambridge.
TEVERSON, HARRY GORDON ..	Norfolk House, Cambridge Road, Ely.

CHESHIRE.

(Lancashire and Cheshire Committee.)

FELLOWS :

BRADY, RALPH HOLLINSHED ..	17, Warren Street, Stockport.
BROWN, WILLIAM ERNEST	39, Pepper Street, Chester.
CARTWRIGHT, ALFRED STOTT .. .	Council Office, Wilmslow.
CORBETT, JOHN ROOKE, M.A. (<i>Cantab.</i>)	2, Spring Bank, Marple.
DAVIES, HAROLD CLIFFE	Craiglands, Cavendish Park, Rock Ferry.
DAVIES, HORACE FRANCIS, A.R.I.B.A.	6, Stanley Place, Chester.
DORNING, ARTHUR HARRY	Holmleigh, Bowdon.
ELPHICK, GEORGE PELHAM	Inland Revenue, 6, King's Buildings, Chester.
HALL, JOHN HERBERT	1, Market Street, Altrincham.

HARGRAVES, STEPHEN	35, Hamilton Square, Birkenhead.
JOHNSON, HARRY LABRON	22, Ellera Park Road, Liscard.
JONES, ISAAC M., M.I.C.E.	The Town Hall, Chester.
*LINAKER, CHARLES EDWARD	Frodsham.
LORING, JOHN	Doddington, Nantwich.
MCCRACKEN, WILLIAM	Englesea House, Crewe.
*MILLS, WILLIAM EDWARD	57, Hamilton Square, Birkenhead.
MILNES, CHARLTON	57, Hamilton Square, Birkenhead.
NESBITT, JOHN OSCAR	54, St. Peter's Gate, Stockport.
PAIN, COARD SQUAREY	Bebington.
RIGHTON, CHARLES SHIRT	18, Market Street, Marple.
SAYER, GEORGE WILLIAM, MAJOR	R.E. Office, 9, Stanley Place, Chester.
SWETENHAM, HENRY	49, North Gate Street, Chester.
WILDING, JAMES	Town Hall, Runcorn.
WITHAM, JAMES BERNARD	Derwent Lodge, Ashton Lane, Ashton-on-Mersey.
WRIGHT, ISAAC THOMAS	61, West Bank Road, Devonshire Park, Birkenhead.
YEATMAN-BIGGS, WILLIAM HUYSHE	Shaw House, Tarporley.
YOUNG, THOMAS JOHN	The Agricultural College, Holmes Chapel.

PROFESSIONAL ASSOCIATES :

ANDREW, ROBERT CHARLES, B.SC.AGRIC. (<i>Lond.</i>)	13, Eaton Road, Claughton, Birkenhead.
BARTON, JOHN SEDDON	The Old Rectory, Chester.
BELL, CYRIL ROBERT	The Woodlands, Tilstone, Tarporley.
BENTLEY, JOHN	Waltham, Wood Lane, Timperley.
BURGESS, SYDNEY HOLLINSHEAD	36, Seymour Road, Cheadle Hulme.
CARSWELL, ARTHUR GEMMELL	Estates Office, Capesthorpe, Chelford.
CLARK, HENRY DENTON	14, St. Werburgh Street, Chester.
CLEWORTH, WILLIAM ARMINE	Bunbury, Tarporley.
CORFIELD, ARTHUR KING	Bradley Gate, Northenden.
CRAGG, WALTER	32, Church Street, Altrincham.
CROOK, FELIX	15, Hooley Range, Heaton Moor, Stockport.
DICKINSON, WILLIAM GREENHALGH	24, Salisbury Street, Chester.
DRING, SAMUEL	Ellesmere, Vicars Cross, Chester.
ESCOLME, JOHN	The Cottage, Fairview Road, Oxtion, Birkenhead.
FOSTER, NORMAN ROE	Glenton House, Little Neston.
GANDY, ROBERT NEWTON	The Hollies, Acton Bridge.
GORSE, FRANK	160, Grenville Street, Edgeley, Stockport.
GREY, GEORGE FORBES	4, Normanston Road, Oxtion.
GRIERSON, JOHN CAMPBELL	Carperby, Mount Wood, Prenton Hill.
HEWITT, DONALD	Rowsley, Bramhall.
HIRST, CHARLES HENRY	1, Waring Avenue, Birkenhead.
HODSON, HENRY MOULTON	Oak Villa, Bromborough.
HOPWOOD, EDWIN RUSSELL	3, Warren Street, Stockport.

JOHNSON, HERBERT DAVIES	Fairfield Cottage, Great Budworth, near Northwich.
LINGARD, WILLIAM.. ..	Gorsefield, Davenport Park, Stockport.
PAIN, COARD HENRY	Bebington.
PERKIN, CHARLES	8, Newbould Road, Cheadle.
PRICE, JOHN ROWLAND	102, Bradwall Road, Sandbach.
PYE, GEORGE HENRY	Rocklyn, Barkers Lane, Ashton-on-Mersey.
RHODES, BERTRAM.. ..	Allandale, Bowdon.
RICHARDS, DANIEL HERBERT ..	1, Mellor Road, Prenton, Birkenhead.
ROBERTS, JOHN	Churton Villa, Tarvin Road, Chester.
SHELDON, HAROLD	Kinderton Street, Middlewich.
SLADE, ISAAC	3, Claremont Road, West Kirby.
SYMONS, GILBERT GEORGE	Messrs. Barker, Coppack and Wickham, St. Werburgh's Chambers, Chester.
TALLON, JOSEPH FRANCIS	1, Bold Square, Chester.
TURNER, HAROLD ERNEST	Redcot, Mottram Road, Stalybridge.
VOYCE, JOHN	35, Hamilton Square, Birkenhead.
WATSON, ARTHUR BRIGGS	28, Onslow Road, New Ferry.
WRIGHT, CHARLES ERNEST	Valuation Department, 54, St. Petersburg, Stockport.

STUDENTS :

BEE, DAVID	18, Victoria Pathway, Queen's Park, Chester.
BOUGHEY, ARTHUR LESLIE.. ..	130, Liscard Road, Liscard, Wallasey.
DAWSON, JOSEPH ARTHUR.. ..	7, Park Road South, Birkenhead.
FOX, CECIL HUNT	Castle Hill, Ewloe, near Chester.
HENSHAW, LINDLEY	Fircroft, Davenport, near Stockport.
HILL, WILLIAM	Redcliffe, Egremont.
HOBSON, WILLIAM STUART.. ..	Unwin Terrace, Disley.
WILLIAMS, HAROLD CEDRIC.. ..	22, Seymour Street, Birkenhead.

CORNWALL.

(Devon and Cornwall Committee.)

FELLOWS :

BEDDALL, HERBERT BOWMAN, N.D.A.	11, Pydar Street, Truro.
*JENKIN, ARTHUR PEARSE	Trewirgie, Redruth, Cornwall.
*KITTO, JOHN	West Holm, Launceston.
TRESIDDER, HENRY EDMUND	7, Marlborough Road, Falmouth.

PROFESSIONAL ASSOCIATES :

BONE, HUGH	41, Marlborough Road, Falmouth.
BRIGHT, TOM SPENCER	6, Varley Terrace, Liskeard.
BULTEEL, WALTER GORDON	Charlestown, St. Austell.
BURBIDGE, JOHN SAVILLE	Springfield, St. Minver, near Wadebridge.
COWELL, HERBERT LEE.. .. .	Central Chambers, Newquay.
DOW, JOHN ARMOUR	Tregothnan, Truro.
HANCOCK, HENRY SYDNEY, JUN.	Sydney Place, St. Austell.
HOSKING, HAROLD ARTHUR	Hill Crest, Landrake, St. Germans.
HOSKING, THOMAS STANLEY, A.R.I.B.A.	Ingledene, Carbis Bay, S.O.
LAWRY, WILLIAM ARTHUR	Tharsis Villa, Calstock.
LYNE, HARRY	Glencairn, Launceston.
MACKENZIE, HECTOR JOHN MAXWELL	Granville Estate Office, Bude.
PALMER, SIDNEY	Borough Surveyor's Office, St. Ives.
PETER, ARTHUR GRANVILLE	Northernhay, Launceston.
ROGERS, MATTHEW SPENCER.. .. .	Surveyor's Office, County Hall, Truro.
STANIER, THOMAS MACPHERSON	Duchy of Cornwall Office, Liskeard.
WOOLNOUGH, ARTHUR STANLEY..	Castle View, Tintagel.

STUDENTS :

GOLIGHTLY, JOHN PHILIP RODERICK	Treval, Torpoint.
PERKINS, WALTER CHARLES.. ..	Landrake, St. Germans.

CUMBERLAND.

(Cumberland and Westmorland Committee.)

FELLOWS :

*BIRKETT, TOM.. .. .	Foxton House, Penrith.
HAYTON, JOSEPH WILLIAM	9, Bank Street, Carlisle.
HESKETT, WILLIAM JAMES	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle.
LAWRENCE, CHARLES PHILLIPS	8, Carleton Gardens, Stanwix, Carlisle.
LITTLE, WILLIAM	Hutton Hall, Penrith.
MITCHELL, JOSEPH	Devonshire Buildings, Carlisle.
POTTS, JAMES	Estate Office, Workington.
RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
ROOK, JOSEPH TAYLOR	23, Spencer Street, Carlisle.
SLY, WILLIAM	Estate Office, Somerset House, White- haven.
*STANLEY - DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, White- haven.
*WATSON, HERBERT JOHN	St. Helen's, Cockermouth.

WATT, ALEXANDER	Muncaster Estate Office, Ravenglass.
WILFORD, CECIL MARSHALL	Cathedral Chambers, Castle St., Carlisle.
WOOF, ROBERT STEPHENSON.. ..	Lowther, Penrith.

PROFESSIONAL ASSOCIATES :

BASTABLE, JOHN DANIEL	24, River Street, Carlisle.
BELL, FRANCIS RICHARD LOWRY..	Burnfoot House, Wigton.
BROWN, THOMAS, JUN.	Prospect House, Holmrook.
COULTHARD, JOSEPH	Whitecroft Villa, Gosforth.
DAVIES, ALBERT GEORGE	Valuation Offices, St. Nicholas Chambers, Church Street, Whitehaven.
DODGSON, EDWARD HUGHES.. ..	Derwent House, Cockermouth.
GIBBINGS, OLIVER DURANT	30, Lowther Street, Carlisle.
HALL, JAMES	Valuation Department, 2, Victoria Place, Carlisle.
HARLOW, WILLIAM WYATT RIDG- WAY, A.M.I.C.E.	City Surveyor's Office, Carlisle.
KNEWSTUBB, ALFRED	Long Marton, Carlisle.
MARTIN, FRED SCOTT	79, Main Street, Keswick.
MILLER-CROOK, HERBERT	3, Warwick Terrace, Botcherby Road, Carlisle.
ROBINSON, JOHN	Agricultural College, Aspatria.
ROWLANDSON, GEORGE ARMSTRONG	5, Lonsdale Street, Carlisle.
SORRELL, GODFREY ALFRED VICTOR	Valuation Department St. Nicholas Chambers, Whitehaven.
STRATHERN, TOM DALRYMPLE ..	Hensingham Road, Whitehaven.
TIFFEN, JOHN HALL	142, Warwick Road, Carlisle.
TIFFEN, THOMAS WILLIAM	142, Warwick Road, Carlisle.

ASSOCIATE :

HILL, JOHN SMITH, B.A., B.Sc. (<i>Lond.</i>)	The Agricultural College, Aspatria.
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STUDENTS :

FRASER, ALAN SIMON.. .. .	Hutton House, Hutton in the Forest, Penrith.
HEDLEY, MICHAEL THOMPSON ..	The Gill, Dalston.
VINT, EDWARD JOHN CYRIL .. .	The Agricultural College, Aspatria.

DERBYSHIRE (NORTHERN PART).

(Nottingham, Lincoln, and North Derby Committee.)

FELLOWS :

BARNES, GEORGE FREDERICK ..	New Square, Chesterfield.
HUBBERSTY, HENRY ALFRED ..	Buxton.
JENNER, WILLIAM	6, Gluman Gate, Chesterfield

LONGSDON, ERNEST MOREWOOD ..	Newbolt House, near Chesterfield.
MAY, THOMAS HENRY	Haslin House, Harpur Hill, Buxton.
TAILYOUR, ALEXANDER	Clifton Croft, Ashbourne.
THORPE, CHRISTOPHER	56, St. Helen's Street, Chesterfield.

PROFESSIONAL ASSOCIATES :

ATTLÉE, EDWARD GUY	Green Lane, Burbage, Buxton.
BUNTING, ALFRED HENRY	Glendon, Knowleston Place, Matlock.
BURR, ROBERT WALTER	Oak Close, Brimington, Chesterfield.
CLARK, WILLIAM ERNEST	42, Alfred Street, Ripley.
DREWRY, GEORGE HAYWARD.. ..	Court Heath, Buxton.
GREGORY, WILLIAM JAMES.. .. .	56, Walton Road, Chesterfield.
HUDSON, HENRY	Fern Bank, Stonegravels, Chesterfield.
JONES, DAN IVOR	Valuation Department, 6, Gluman Gate, Chesterfield.
KERR, ARTHUR HERBERT	Castle Hill, Bakewell.
OGDEN, FREDERICK SORESBY .. .	The Yews, Stanley, near Derby.
RYLATT, WALTER PUCKERING, A.R.I.B.A.	The Crescent, Hathersage.
SCRUTTON, FRANK SEYMOUR.. ..	6, Gluman Gate, Chesterfield.

STUDENT :

NORMAN, HUBERT	Hawthorne House, Hasland, Chesterfield.
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DERBYSHIRE (SOUTHERN PART).

(Warwick, Worcester, Stafford and South Derby Committee.)

FELLOWS :

*BRAILSFORD, HENRY	Park Nook, near Derby.
CLAY, WILLIAM HENRY CHRISTY, A.M.I.C.E.	Estate Office, Midland Railway, Derby.
CLEGG, HERBERT	100, Clarence Road, Derby.
*FULLER, THOMAS ALFRED	The College, All Saints', Derby.
HARRISON, JOHN EDWARD	Estate Office, Allestree, near Derby.
HEWITT, CHARLES RICHARD	122, London Road, Derby.
HOOLEY, ARTHUR JOHN.. .. .	The College, All Saints', Derby.
HUSSEY, ROBERT	Birch Garth, Mickleover.
LEWIS, GEORGE ALFRED	Midland Road, Derby.
LEWIS, PERCY WILLIAM	Idridgehay, near Derby, and Midland Road, Derby.
MITTON, HENRY EUSTACE	Ormonde Fields, Codnor, Derby.

PAYTON, EDMUND	15, Vicarage Avenue, Derby, and Crompton's Bank Chambers, Midland Road, Derby.
RUSSELL, FREDERICK JAMES ..	c/o J. and W. Heathcote, The Mart, Derby.
TOMLINSON, THOMAS	2, St. James's Street, Derby.
WELLS, ARTHUR HARVEY	32, Full Street, Derby.

PROFESSIONAL ASSOCIATES :

DAY, CYRIL WALTER	1, Kingston Street, Derby.
EATON, GEORGE MORLEY	The Summit, Burton Road, Derby.
FISHER, JAMES THOMAS.. .. .	District Valuer's Office, 32, Full Street, Derby.
GANDY, HAROLD	Wirksworth, Derby.
GASSON, STANLEY	Douglas Villa, Osmaston Road, Derby.
LOADES, FRANK CHARLES	Borough Surveyor's Office, Babington Lane, Derby.
McCALLUM, PETER SERVICE	Holly Bush House, Osmaston Road, Derby.
MARSHALL, TOM OWEN	Estate Office, Midland Railway, Derby.
MATTICK, HERBERT.. .. .	32, Full Street, Derby.
THOMPSON, FREDERICK HUBERT ..	20, Kedleston Road, Derby.
WARBRICK, GEORGE NEWTON ..	32, Full Street, Derby.
YORKE, MAURICE FRANCIS	Estate Office, Sudbury, Derby.

DEVONSHIRE.

(Devon and Cornwall Committee.)

FELLOWS :

BARKER, GEOFFREY LIONEL ..	Teigngrace House, Teigngrace, Newton Abbott.
BODDINGTON, PERCY EDGAR.. ..	Inland Revenue, 51, Queen Street, Exeter.
*BODY, ARTHUR, A.R.I.B.A.	12, Princess Square, Plymouth.
BOURNE, ROBERT ELLIOTT	Elwell, Totnes.
BOWDEN, HARRY	Wilts and Dorset Bank Chambers, George Street, Plymouth.
*BOWDEN, JOHN FRIENDSHIP ..	Bedford Chambers, Exeter.
CORDEROY, ATHELSTANE	Endgate, Tiverton.
*DREW, HENRY ALBAN	15, Queen Street, Exeter.
*DREW, JOHN GOULD, B.A. (<i>Oxon.</i>)	15, Queen Street, Exeter.
ELLIOTT, CHARLES	20, Ermington Terrace, Plymouth.
*ELLIS, ALBERT EDWARD	Bedford Chambers, Exeter.
EYLES, CHARLES HENRY	The Palace, Crediton.
FENTON, ADAM DOUGLAS	Maristow Estate Office, Roborough.
FOSTER, JAMES HERBERT	
FURMEDGE	The Rolle Estate Office, Exmouth.

FOX, FREDERICK RUSSELL	Grove Hill, Barnstaple.
HUGHES, GEORGE	H.M. Dockyard, Devonport.
LOCK, WILLIAM HENRY	Instow.
LUCAS, JOHN ARCHIBALD, A.R.I.B.A.	Guildhall Chambers, High Street, Exeter.
*MICHELMORE, ALFRED	Gate House, Totnes.
PARSONS, MAURICE HARRY DONNE	51, Queen Street, Exeter.
PEARSE, THOMAS WILLIAM	The Green, Modbury.
PEARSE, WILLIAM	Stoliford, Modbury.
PINSENT, FRANCIS WINGFIELD	Inland Revenue, Barclay's Bank
HOMFRAY	Chambers, Plymouth.
*RENDELL, ARTHUR STEPHEN ..	Market Terrace, Newton Abbot.
*RUNDLE, EDWARD COLLINS.. ..	Bedford Office, Tavistock.
*SMYTH - RICHARDS, GEORGE	Estate Office, Castle Hill, near South
COBLEY	Molton.
*STAPLEDON, ERNEST ALLEN ..	Bridge Chambers, Bideford.
TAYLOR, EDGAR CHARLES, CAPT...	R.E. Office, Devonport.
TAYLOR, THOMAS WILLIAM HARRIS	Valuation Department, Inland Revenue,
	Barnstaple.
THORNE, HARMAN	The Square, Barnstaple.
TORY, JOHN EDWARD	Valuation Department, 47, Queen Street,
	Exeter.
WADE-DALTON, WILLIAM	Saltram Estate Office, 1, Buckland
LECHMERE	Terrace, Plymouth.
WARD, DANIEL.. ..	Hewton, Bere Alston.
*WARD, FRANK.. ..	Burnville, Tavistock.
WHITTON, PERCY	24, Gandy Street, Exeter.
WRIGHT, GEORGE JOHN, MAJOR ..	Royal Engineer Office, Town Barracks,
	Exeter.

PROFESSIONAL ASSOCIATES :

ALGAR, STANLEY	24, New North Road, Exeter.
BLISS, THEODORE STEPHEN	Bedford Office, Tavistock.
BRAY, JOHN SANDERS	Ogbeare Estate Office, Holsworthy.
BUTLER, THOMAS LIONEL	Park Hill, Ipplepen.
BUTLIN, HENRY SELWYN	10, Woodside, Plymouth.
CARRINGTON, HAROLD EDWARD ..	Northam House, Northam, S.O.
CHAMPERNOWNE, AMYAS WALTER..	Sidbury Manor Estate Office, Sidbury,
	Sidmouth.
CLOWES, WILLIAM LEONARD.. ..	18, Salisbury Road, Plymouth.
CONRAN, WILLIAM ADAM BASTARD	Bradridge House, Diptford, South Brent.
COULDREY, HERBERT MILL	Sunniva, Paignton.
COX, GORDON WILKINSON	Kinbrae, Chelston, Torquay.
COX, NORMAN WILKINSON	c/o Cox and Son, Victoria Street, Paignton.
DREW, JOHN DENYS	15, Queen Street, Exeter.
EGREMONT, JOHN	Marlborough Lodge, Totnes.
ELLIS, ARTHUR ORANGE.. ..	70, St. Aubyn Street, Devonport.
FINISTER, HARRY	Town Hall, Ottery St. Mary.

FOLLAND, GORDON RADMORE ..	8, Fort Terrace, Barnstaple.
GRIFFITHS, CHARLES HENRY WILLIAM	Seaward, Exmouth.
HASLEHUST, ERIC THOMASSET ..	Manor Office, Yealmpton.
HOLDITCH, CHARLES STANLEY ..	Kylemore, Keyberry Park, Newton Abbot.
HOLE, WILLIAM GERALD	Bovey Tracey.
HUCKLEBRIDGE, SIDNEY EAMES..	54, St. Leonard's Road, Exeter.
HUYSHE, ROWLAND RADCLIFFE ..	The Manor, Clysthydon, near Exeter.
LAKE, WALLACE STICKLAND, A.M.I.C.E.	5, Queen's Gate Villas, Plymouth.
LUMLEY, FREDERICK ROBERT ..	Mamhead Park, Exeter.
MAGER, SYDNEY	Bamfylde House, Exeter.
MATTHEWS, DOUGLAS PERCIVAL ..	Valuer's Office, Barclay Bank Chambers, Princess Square, Plymouth.
PAYNTER, E. ERNEST W., N.D.A. (Hons.)	Bere Alston.
PERKIN, DANIEL WARD.. .. .	c/o H. R. Perkin, Galworthy, Tavistock.
PERRIN, FRANK JANES	Meadow View, Park Lane, Barnstaple.
PINCKNEY, HENRY CHRISTOPHER ..	The Estate Office, Stoodleigh, Tiverton.
ST. AUBYN, BELVILLE MOLES- WORTH, B.A. (Oxon.)	Halwell House, Kingsbridge.
SAUNDERS, EDWARD YOUNGS ..	Borough Surveyor's Office, Barnstaple.
SCHILLING, JOHN FRANCIS	Valuation Department, Princess Square, Plymouth.
SHEARER, JAMES HUGHAN, A.R.I.B.A.	Commercial Chambers, 229, High Street, Exeter.
SMYTH-RICHARDS, FREDERICK GEORGE	Filleigh Lodge, near South Molton.
SOUTHCOTTE, JOHN CHARLES.. ..	Bridge Buildings, Barnstaple.
SYMONS, CECIL FREDERICK	Snapper, Barnstaple.
THWAITES, ARTHUR MILBANK	Messrs. Cunningham and Gibaud, Lloyd's Bank Chambers, Bedford Street, Plymouth.
VANSTONE, CHARLES DOUGLAS HOWARD	Athenaia, Headland Park, Paignton.
VANSTONE, FREDERICK WILLIAM ELLIOTT	2, Palace Chambers, Paignton.
VANSTONE, STANLEY PAUL	Athenaia, Headland Park, Paignton.
VOISEY, PERCY DEERING	12, North Avenue, Polsloe Road, Exeter.
WARD, ALEXANDER HENRY.. ..	Hewton, Bere Alston, S.O.
WARD, CECIL GORDON	44, Headland Park, Plymouth.
WARD, EDWARD JOHN	St. Aubyn Street, Devonport.
WARD, FRANK, JUN.	Burnville, Tavistock.
WHITE, RICHARD STANLEY	Dartmoor Sanatorium, Chagford.
WILKINSON, ANDREW WOOD.. ..	47, Queen Street, Exeter.
WILLIAMS, WILLIAM HENRY.. ..	Tweenway, Paignton.
WONNACOTT, JAMES PALMER.. ..	51, Queen Street, Exeter.
WRIGHT, CHARLES LEE.. .. .	Inland Revenue, 47, Queen Street, Exeter.

ASSOCIATE :

MILLES, CHARLES WILLIAM | Tregenna, The Beacon, Exmouth.

STUDENTS :

CHALLICE, JOHN	25, Pennsylvania Road, Exeter.
CORNISH, CHARLES EDWIN	Yeo Vale Cottage, Pitton Bridge, Barn-
	staple.
DARBY, NICHOLAS HENRY NELSON	Malston, Newton Abbot.
JERMAN, REGINALD HERBERT ..	The Bungalow, Topsham Road, Exeter.
RADDALL, THOMAS	1, Kirkby Place, North Road, Plymouth.
RIDGE, ERNEST CLAUDE	8, Barbican Terrace, Barnstaple.

DORSETSHIRE.

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS :

CANDY, WALTER EMMANUEL	Encombe, Wareham.
CLIFTON, JAMES EDWARD, F.R.I.B.A.	Swanage.
*DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury.
*DUKE, EDWARD	Dorchester.
ELFORD, JOHN	King Street, Poole.
MEABY, THOMAS JAMES	Canford Estate Office, Wimborne.
MORRISH, WILLIAM JAMES MARMA-	
DUKE	Wyke Road, Gillingham.
RAWLENCE, JAMES	The Estate Office, Wimborne.
*RICHARDS, GEORGE EDWARD ..	Stour Lodge, Wimborne.
*SANCTUARY, CAMPBELL FORTESCUE	
STAPLETON	Mangerton, Melplash.
*SENIOR, HARRY SAMUEL	Sturminster Newton.

PROFESSIONAL ASSOCIATES :

BOWMAN, JOHN EDWARD	2, St. Helens Road, Dorchester.
BROCKLEHURST, RICHARD GREAVES	Kitchermans, Lytchett, Minster, near
	Poole.

COOPER, FREDERICK EDMUND ..	77, East Street, Bridport.
DALE, EDWARD SYDNEY WILSON..	28, High West Street, Dorchester.
DUKE, AUGUSTUS BARNABY CYRIL	Maen, Dorchester.
DUKE, HENRY EDWARD.. ..	Maen, Dorchester.
EDWARDS, LANCELOT REGINALD..	The Old Mill, Milton, Melplash.
GRIPPER, EDWARD CUTBUSH ..	District Valuer's Office, 28, High West Street, Dorchester.
INGRAM, EDWARD CECIL.. ..	The Bungalow, Sturminster Newton.
KENNAWAY, ARTHUR LEWIS.. ..	Sherborne.
KNIGHT, CHARLES WILLIAM	Meadowside, North Allington, Bridport.
LLOYD, SYDNEY HAMILTON.. ..	Holcote, Fernside Road, Parkstone.
PEARCE, WILLIAM HENRY, A.M.I.C.E.	Town Hall, Swanage.
PRICE, HUBERT HOLROYD	Valuer's Office, High West Street, Dorchester.
RANKIN, ERNEST ALFRED	Somerville, Bourton.
RAWLENCE, ARTHUR RAYMOND..	Tilhays, Iwerne Minster, Blandford.
SANCTUARY, CAMPBELL THOMAS..	Mangerton, Melplash.
SARGENT, AUGUSTUS MONTAGUE ..	Valuer's Office, 28, High West Street, Dorchester.
STEWART, ALISTER DOUGLAS ..	Coolmore, Parkstone.
VEAL, WILFRID HENRY	Awkley, Sterte, Poole.
WAY, LIONEL HUGH	Valuer's Office, 28, High West Street, Dorchester.
WINDER, GEORGE MAURICE ...	Springhead, Fontmell Magna, near Shaftesbury.
WRIGHT, ERNEST BERESFORD	
FITZHERBERT	Henbury Manor, Wimborne.

STUDENT :

RICHARDS, CARL EDWARD | Stour Lodge, Wimborne.

DURHAM.

(Northumberland and Durham Committee).

FELLOWS :

ASKWITH, ARTHUR	29, Nevilledale, Durham.
BROWN, GEORGE THOMAS, F.R.I.B.A.	51, Fawcett Street, Sunderland.
*BRYDON, ROBERT.. ..	The Dene, Seaham Harbour.
CLARK, NATHANIEL.. ..	Tanfield Hall, Tantobie, S.O.
CLARK, NATHANIEL, JUN.	Tanfield Hall, Tantobie, S.O.
COATES, FREDERICK ERNEST.. ..	5, The Craighlands, Sunderland.

COCHRANE, WILLIAM JAMES.. ..	15, Thornhill Terrace, Sunderland.
CURRY, HENRY JOHN	136, High Street, Stockton-on-Tees.
*EADE, ARTHUR W. F., M.A. (<i>Cantab.</i>)	Branson House, Darlington.
MILLER, JOHN EZRA, A.M.I.C.E. ..	4, Brookside Terrace, Sunderland.
OLIVER, CHARLES EDWARD	Consett Iron Co., Ltd., Consett.
*PEIRSON, HENRY THOMAS	Witton House, Witton-le-Wear.
RODHAM, JOHN.. ..	16, Finkle Street, Stockton-on-Tees.
ROWLANDSON, SAMUEL MESSITER, CAPTAIN.. ..	The College, Durham.
SOUTH, ARTHUR EDWARD	1, Victoria Road, Darlington.
SPAIN, JOSEPH	Allanton, East Boldon, S.O.
TURNER, FRED WETHERELL.. ..	8, Fountain Terrace, West Hartlepool.

PROFESSIONAL ASSOCIATES :

ARMOUR, ANDREW LAMONT, B.SC.	54, Bewick Road, Gateshead.
BAILEY, ALFRED HORACE	15A, Old Elvet, Durham.
BOWES, ALFRED STANLEY	North Holme, Whitburn, Sunderland.
BURKITT, HAROLD, M.SC. (<i>Durham</i>), N.D.A.	32, West Street, Gateshead.
CARNABY, HAMMOND RIDLEY	1, Salisbury Place, South Shields.
CHEYNE, ALEXANDER	County Surveyor's Office, Shire Hall, Durham.
CLAYTON, JOSHUA	60, Orchard Road, Darlington.
CLOUGH, WILLIAM HOWE	Ravenshurst, Low Fell, Gateshead-on- Tyne.
CUBEY, JOSEPH BERKELEY	25, Osborne Avenue, South Shields.
DUNBAVAND, EUSTACE.. ..	Hutton Avenue, West Hartlepool.
EADE, CHRISTOPHER AYLMER	Branson House, Darlington.
GIRVEN, FREDERICK WILLIAM	Surveyor's Dept., R.D.C. Offices, Easing- ton.
GORE, GEORGE PYM.. ..	81, Bondgate, Darlington.
GOULDING, GEORGE DIXON.. ..	2, Mount Road East, Sunderland.
GRAY, JOHN BYWELL	19, Crowtree Road, Sunderland.
HARRISON, ARTHUR.. ..	69 & 70, High Street, Stockton-on-Tees.
HEDLEY, THEODORE FENWICK	1, Elms West, Sunderland.
JAMIESON, WILLIAM ARTHUR	28, Mount Road East, Sunderland.
MATKIN, GEORGE EDWARD	Town Hall, Sunderland.
MILBURN, WILLIAM, JUN.	8, Thornhill Park, Sunderland.
MINORS, ERNEST, B.SC. (<i>Lond.</i>), A.M.I.C.E.	Borough Surveyor's Office, Town Hall, Darlington.
NICHOLSON, MATTHEW.. ..	3, Bath Terrace, Seaham Harbour.
PEGGE, JOHN THOMAS	City Surveyor's Office, Durham.
PROUD, STANLEY SISSON	Surveyor's Department, Union Offices, Sedgefield.

RAE, THOMAS HERDMAN	10, Belle Vue Road, Sunderland.
REID, EDWARD DECIMUS	7, Ashwood Terrace, Thornhill, Sunderland.
ROBSON, JOHN TEMPLE	1, Grey Street, Bishop Auckland.
SEDGWICK, ERNEST	5, Belvedere Road, Sunderland.
STUART, FRANCIS DONALD	38, Cleveland Terrace, Darlington.
WEIR, JAMES SCOTT, A.M.I.C.E. ..	Town Hall, Jarrow.
WOODBIDGE, WILLIAM EDWARD, A.M.I.C.E.	County Surveyor's Office, Shire Hall, Durham.

STUDENTS :

ARKWRIGHT, BERTRAM SEYMOUR..	Summerdale, Shotley Bridge.
LINDSLEY, HENRY WATSON.. ..	10, Derby Street, Sunderland.

ESSEX.

(Bedford, Essex, Hertford, and Middlesex Committee.)

FELLOWS :

AUSTIN, FRANK HOLMAN	Church Hill, Epping.
BATE, ERNEST MONTAGU	Council Offices, Frinton-on-Sea.
CHANCELLOR, FRED, F.R.I.B.A. ..	Chelmsford.
CLARKSON, WILLIAM, JUN.	9, Valkyrie Road, Westcliff-on-Sea.
COVERDALE, FREDERICK JOHN ..	Ingatestone Hall.
DANIELL, FREDERICK STANLEY ..	Head Gate, Colchester.
DAWSON, CHARLES FORD	Public Offices, Barking.
FRENCH, CECIL GEORGE.. ..	125, Ramuz Drive, Westcliff-on-Sea.
HILLIARD, GEORGE EDWARD.. ..	Chelmsford.
HOUGHTON, JOHN GOLDSMITH ..	Studland, Woodside Road, Woodford Wells.
LIVING, ROBERT	High Street, Hornchurch.
MOXON, HERBERT WILLIAM, MAJOR	Royal Engineer Office, Abbey Field, Colchester.
MURRELL, SIDNEY JAMES	District Valuer's Office, New London Road, Chelmsford.
NEIL, DAVID MAXWELL	Park Estate Office, Leigh Road East, Westcliff.
NEWMAN, THOMAS HARRY	49, High Street, Braintree.
NOCKOLDS, ALFRED GEORGE	Saffron Walden.
PARKER, CHARLES ALFRED	Woodham, Mortimer Place, Maldon.

PRATT, FRANK PERCY	23, Eastern Road, Romford.
RIPPENGAL, ARTHUR HENRY.. ..	Brentwood.
SANSOM, WILLIE STANLEY VENN ..	71, East Hill, Colchester.
SLATER, ERIC ARNOLD	Town Hall, Colchester.
SMITH, QUENTIN CULLEN	Squirrels Heath.
SPICER, ARTHUR CHARLES	Palmeira Towers, Westcliff-on-Sea.
STANFORD, CHARLES MAURICE ..	23, High Street, Colchester.
START, JOSEPH WILLIAM.. .. .	Cups Chambers, High Street, Colchester.
*STRUTT, THE HON. EDWARD GERALD	Whitelands, Hatfield Peverel, Witham.
SWORDER, HUGH	High Street, Epping.
TAPP, ARTHUR	Southend-on-Sea.
VICKERS, ARTHUR CRANSTOUN ..	52, Boston Avenue, Southend-on-Sea.
WAYMOUTH, JOHN KENNERLEY ..	Clarence Street Estate Office, Southend-on-Sea.
WYLES, JOHN WALTER.. .. .	Clevedon, The Drive, Snarresbrook.
YOUNG, CHARLES EDWARD.. ..	East Street, Barking.

PROFESSIONAL ASSOCIATES :

ANDREWS, ARTHUR GEORGE, LIC.R.I.B.A.	Borough Surveyor's Office, Town Hall, Colchester.
ANSTEAD, SYDNEY HERBERT.. ..	9, Eastern Road, Romford.
BACON, FRANK	Sydenham Lodge, Tavistock Road, South Woodford.
BALLS, JAMES MAYHEW.. .. .	Braintree.
BALSTER, STEPHEN	32, Aldersey Gardens, Barking.
BATES, STACY JAMES	4, Prittlewell Square, Southend-on-Sea.
BEESTON, PERCY CLEMENT	11, King Edward Road, Romford.
BELCHAM, ALAN SYER	44, Brightwell Avenue, Westcliff-on-Sea.
BLAND, JOHN COOPER, JUN.. ..	Westwood, Colchester.
BOSTON, WILLIAM THOMAS	2, Marian Villas, Oldchurch Road, Rom- ford.
BOWLING, PETER JAMES	60, West Stockwell Street, Colchester.
CHANNON, HERBERT EDWARD ..	Roycroft, Glengall Road, Woodford Green.
CHENNELLS, ARTHUR JOHN	124, New London Road, Chelmsford.
CLARK, DUNCAN WALTER	3, High Street, Colchester.
CLARK, WILLIAM HENRY.. .. .	Mayva House, King Edward's Road, Saffron Walden.
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COWLEY, HERBERT REGINALD ..	24, High Street, Southend-on-Sea.
DARTNALL, JAMES AMBROSE.. ..	Forest House, High Stone, Leytonstone.
DAWES, GEORGE WILLIAM FRANCIS	14, Mount View Road, Chingford.
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EMERY, GEORGE MONTAGU	9, Eastern Road, Romford.

FIELD, VICTOR	Whitehall, Longbridge Road, Barking.
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FOSTER, HENRY OSWALD	North Cottage, Loughton.
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GAY, FRANK	Nyth, Squirrels Heath Avenue, Romford.
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GLEDHILL, SIDNEY VERITY.. .. .	The Oasis, Nelson Road, Lexden, Col- chester.
GOULD, GEORGE HARRY BERTRAM	60, Station Road, Clacton-on-Sea.
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MORRIS, ELLIS.. .. .	Grove Hall, Woodford.
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WILKINS, SIDNEY THOMAS	Sydenham Lawn, Cheltenham.

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WARNE, WILLIAM CUTHBERT GLYNN	Cross Street, Kingswood, Bristol.

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*BLIZARD, JOHN HENRY, A.M.I.C.E.	Lansdowne House, Castle Lane, Southampton.
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CURTIS, CHARLES EDWARD	Woodlands, Brockenhurst.
ELLEN, FREDERICK CHARLES	The Auction Mart, Andover.
FOX, ERNEST	52, Poole Road, Westbourne, Bournemouth.
FOX, WILLIAM.. .. .	44 and 48, Old Christchurch Road, Bournemouth.
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GOLDSMITH, DOUGLAS FLEET	Lavant Street, Petersfield.
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HARTFREE, GEORGE BERTRAM	District Council Office, Alton.
HARTLEY, TOM PERCY	Well Manor, Long Sutton, Winchfield.
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JENKINS, RICHARD JAMES	Town Hall, Portsmouth.
KAYE, JOHN EDWARD	Tynedale, Porchester Road, Bournemouth.
KENT, GEORGE EDWARD.. .. .	Normanhurst, Cavendish Road, Southsea.
KNOWLES, LESLIE S.	County Surveyor's Office, The Castle, Winchester.
LANE, ERNEST LACAN	81, Old Christchurch Road, Bournemouth.
LLOYD, DONALD	Messrs. Ellen and Son, Andover.
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MARTIN, ALFRED JOHN	Alton.
*MARVIN, ALBERT EDWARD	The Grove, Carisbrooke, Isle of Wight.
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NEWTON, THOMAS EDWIN	Bank Chambers, Winchester.

OAKLEY, EDWARD BENJAMIN ..	Hinton Chambers, Bournemouth.
PAIN, JAMES	48, West Street, Fareham.
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PEMBERTON, CHARLES OLIVER PAGET	Twynham, Christchurch Road, Bourne- mouth.
PHIPPS, FREDERICK REGINALD ..	Town Hall, Basingstoke.
REBBECK, THOMAS WARREN ..	Gervis Place, Bournemouth.
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ROBINSON, EDMUND ARTHUR ..	Lee-on-the-Solent, Gosport.
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SIMMONS, FRANK WORTLEY	Eastrop Fields, Basingstoke.
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ASHTON, ARTHUR	Messrs. Small and Ashton, Ross.
FOULDS, JOSEPH	Valuation Department, 3, Offa Street, Hereford.
GURNEY, RONALD GEORGE	Ledbury R.D.C., Ledbury.

HATTON, JOHN DOUGLAS	Kilburn House, Aylestone Hill, Hereford.
HOLLIS, VICTOR WILLIAM	3, Offa Street, Hereford.
MOORE, HAROLD ELLIS	Clovelly, Tower Road, Broomy Hill, Hereford.
SHAW, FREDERICK JOHN	3, Offa Street, Hereford.

HERTFORDSHIRE.

(Bedford, Essex, Hertford and Middlesex Committee.)

FELLOWS :

BROWN, FRANK JOHN	Tring.
BURR, HARRY	Estate Office, Letchworth, near Hitchin.
CHILD, FRED	1, Station Road, New Barnet.
COCKS, JOHN FREDERICK	Hertford.
COUCHMAN, HENRY BOTELER	Moor Park Estate Office, Rickmansworth.
CROZIER, HARRY WILLIAM	Bengeo, Hertford.
DUVALL, JOHN	The Grange, Ware.
FAIRCHILD, EDWARD JAMES	Rycroft, Lemsford Road, St. Albans.
FLINT, WILLIAM FIELDER	Eastnor, Cassiobury Park Avenue, Watford.
GENGE, WILLIAM POPE, JUN.	District Valuer's Office, Tudor House, St. Albans.
GOODING, WILLIAM ALFRED	Arndilly, York Road, St. Albans.
HASLUCK, LANCELOT GERALD	Green Hill Park, New Barnet.
HUNT, THOMAS	Baldock Street, Ware.
LAWRENCE, JOHN, N.D.A.	Messrs. Crawter, Cheshunt.
LOCK, CECIL WILLIAM BEST	9, Station Road, Watford.
MACDONALD, ARTHUR, M.A. (<i>Cantab.</i>)	Tring.
MORRISON, IVOR CHARLES	Otterleigh, St. Albans.
PLYLE, BENJAMIN THOMAS RICE	Hoskins, Sawbridgeworth.
*RUMBALL, AUBREY	St. Albans.
SIMMONS, EDGAR JOHN	Station Place, Letchworth.
SLY, JOSEPH TOWNSON	Estate Agency Offices, Rickmansworth.
THURNALL, JOHN EDWARD	Royston.
VAIZEY, JOHN GEORGE	Bishop's Stortford.
*WEALL, JOHN	38, High Street, Watford.
WEALL, JOHN GRAHAM	38, High Street, Watford.
YORK, HENRY	East Barnet Valley Urban District Council, Station Road, New Barnet.

PROFESSIONAL ASSOCIATES :

ABBOTT, ARTHUR JOE	The Retreat, Oakhurst Avenue, New Barnet.
ARMSTRONG, CLIVE HEATH	Willow Grange, Watford.
BEAVEN, HOWARD CLIFFORD	2, Church Passage, High Street, High Barnet.
BROWN, GEORGE MACDONALD	Okeford, Tring.
BROWN, WILLIAM EDWARD	Bude, Hyde Road, Watford.
CHADWICK, SAMUEL MOORE	12, Mount View, Bells Hill, Barnet.
COLE, CHARLES PHILIPS.. .. .	Four Corners, Tring.
COVERNTON, CHRISTOPHER ALAN ..	Wargrave, High Street, Great Berkhamstead.
COX, VICTOR JENNINGS	Alfriston, Hadley Road, New Barnet.
DAVIS, ARTHUR JAMES.. .. .	Estate Office, Letchworth.
DODD, ERNEST JOHN	East Common, Harpenden.
DUCKWORTH, WILLIAM HENRY, A.M.I.C.E.	Council Offices, Watford.
EAMES, HENRY PARSLOE	Crooksbury, Fitzjohn's Avenue, Barnet.
FINCH, CLEMENT ROBERT	Towerfield, Clarendon Road, Watford.
GIFFIN, CHARLES WILLIAMS	South View, Letchworth.
GILLITT, JOHN.. .. .	64, Sandridge Road, St. Albans, Herts.
GINGELL, JOHN TAYLOR.. .. .	Stone Hall, Little Hallingbury, Bishop's Stortford.
GRACE, EDWARD NATHANIEL	Kendalls Building Estate Office, Radlett.
HAILEY, VICTOR	Delamere, Great Wymondley, Stevenage.
HINE, STANLEY GORDON	Newnham, Harpenden.
HOLLINS, SAM	26, Denmark Street, Watford.
JOHNSON, HERBERT THOMAS.. ..	Tudor House, Alma Road, St. Albans.
KENT, PHILIP, JUN... .. .	Town Hall, Baldock.
KING, WILLIAM ISAAC	The Elms, Rickmansworth.
LINSELL, PHILIP JANSON	Hill House, Hitchin.
MEERING, ERNEST FRANK	Naseby Cottage, High Road, Waltham Cross.
NEWMAN, WILLIAM WALTER, A.M.I.C.E.	Council Offices, High Street, Watford.
PAGE, HERBERT	Messrs. Harland and Son, Barnet.
PATEY, GEORGE HEAD	3 and 5, Station Road, Watford.
RAYMOND, JAMES OWEN	Western Road, Tring.
ROBERTS, WILLIAM HUGHES.. ..	14, Platts Avenue, Watford.
ROSS, JOHN	Tudor House, Alma Road, St. Albans.
ROWLEY, WILLIAM TAYLOR	Royston.
RUSHWORTH, HAROLD MONTAGUE	Sheering Mill House, Sawbridgeworth.
SALWEY, ARTHUR	14, Upper Latimore Road, St. Albans.
SEDGWICK, RUPERT WILLIAM	Derby House, Watford.
SPENCER, ALBERT EDWARD.. ..	Pevensay, Ebury Road, Rickmansworth.
STOCKINGS, ARTHUR PERRY	Cumrew, Radlett.

TAIT, FRANK VINCENT	Moor Park Estate Office, Rickmansworth.
THORPE, RAYMOND WILLIAM	East Lynne, Leicester Road, New Barnet.
TRACY, BERNARD DAVID, A.R.I.B.A.	Limoilou, Croxley Green, S.O.
VINCE, FREDERIC HAROLD	41, St. John's Road, Watford.
WADSWORTH, JAMES MOFFATT	7, Crabtree Lane, Harpenden.
WEBSTER, FREDERICK ANNESLEY MICHAEL	Highways, Harpenden.
WIGGINTON, FRANCIS ARTHUR	7, Old Cross, Hertford.
WRIGHT, JAMES ALEXANDER.. ..	Melbury, Grange Road, Bushey.
YORK, WILLIAM HENRY.. .. .	Clarendon, Station Road, New Barnet.
YOUNG, WILLIAM	4, St. Peter's Street, St. Albans.

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FISK, ARTHUR HAROLD.. .. .	Halscote, Silverdale Road, Bushey.
PALMER, GEORGE OWEN WALLIS..	Riponia, Bearton Road, Hitchin.
PAYNE, RALPH RICHARD BEDFORD	Estate Office, Letchworth.
REX, FRANCIS NICHOLSON	Ferndale, Luton Road, Harpenden.
SATCHELL, JOHN GERARD DOUGLAS	Estate Office, Letchworth.
SENEVERATNE, BERNARD CECIL ..	121, Wilbury Road, Letchworth.
THURGOOD, CYRIL JAMES	Much Hadham.
WESTROPE, VICTOR RUSSELL ..	London House, Ashwell.

HUNTINGDONSHIRE.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS :

GAIRDNER, EDWARD JAMES.. ..	Albany House, Avenue Road, St. Neots.
GRIPPER, JOSEPH EDWARD	Manor House Farm, Brampton, Huntingdon.
*LOOKER, JOHN	The Terrace, Huntingdon.
*THEAKSTON, WILLIAM PEASE ..	Huntingdon.

PROFESSIONAL ASSOCIATES :

KIRBY, WILLIAM AUBREY	Ramsey.
PEPPERCORN, JOHN ARTHUR	Eaton Socon, St. Neots.

KENT.

(Kent Committee.)

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ASHENDEN, LEONARD THOMAS ..	Westgate, Canterbury.
BARTON, HARRY HOWELL ..	69, Sandgate Road, Folkestone.
BLACKBOURN, HENRY	8, Claremont Road, Tunbridge Wells.
BRACKETT, ARTHUR WILLIAM ..	27, High Street, Tunbridge Wells.
BRACKETT, FREDERICK HENRY ..	27, High Street, Tunbridge Wells.
BRACKETT, WILLIAM	27, High Street, Tunbridge Wells.
BURROWS, ALFRED JOHN	41, Bank Street, Ashford.
CHAMPION, PHILIP	St. Katherine's, Snodland.
CHATELL, FRANCIS LORiot	Lower Camden, Chislehurst.
COBB, HENRY FREDERICK	Higham.
*COBB, HERBERT MANSFIELD ..	Higham.
COBB, ROBERT	Larkin Hall, near Rochester.
COLES, JAMES HATCH	Valuer's Department, 392, High Street, Rochester.
COOPER, GEORGE AUGUSTUS	7 and 9 Tunbridge Road, Maidstone.
COWPER, WILLIAM SHAPLAND ..	81, High Street, Sittingbourne.
COX, WALTER THEODORE	Holmbury, Bower Mount Road, Maid- stone.
CRONK, CHARLES TYLEE	Sevenoaks.
CRONK, EDWYN EVANS	Sevenoaks.
CRONK, FRANK	Sevenoaks.
CRONK, WILLIAM HENRY	Sevenoaks.
*DANN, HENRY	Dartford.
DANN, HENRY, JUN.	3, Spital Street, Dartford.
DAY, WILLIAM	High Street, Maidstone.
DUNSTALL, HERBERT HENRY, A.R.I.B.A.	Berkeley House, Eastgate, Rochester.
EWING, GUY BEAUMONT	Cole Allen, Edenbridge.
FARNHAM, WILLIAM AUGUSTUS ..	The Council Offices, Foots Cray U.D.C., Sidcup.
FINN, FRED.	Queen Street, Deal.
FINN-KELCEY, HUBERT FRANCIS ..	Estate Office, Lyminge, Folkestone.
FREEMAN, SYDNEY	Tunbridge Wells.
GOADBY, FRANCIS HUBERT, A.M.I.C.E.	Works Dept., H.M. Dockyard, Chatham.
GOODCHILD, WALTER CHARLES ..	49, Dunvegan Gardens, Eltham.
GROVER, PHILIP GORDON	Eastbrook Lodge, Lyminge, S.O.
HAYWARD, FREDERICK GEORGE ..	Market Square, Dover.
*HAYWARD, HENRY	Dover.
HINDS, HENRY	57, Queen Street, Ramsgate.

HOBBS, JOHN	Estate Office, Ashford.
HOGWOOD, DOUGLAS CLARENCE ..	6, Queen Street, Ramsgate.
HOMAN, FRANKLIN GEORGE	184, Eastgate, Rochester.
HOMAN, HUBERT FRANKLIN	184, Eastgate, Rochester.
HONEY, ROBERT LLEWELLYN	Town Hall, Chatham.
HONEYBALL, FRED. THOMAS	Deal.
HOOPER, CECIL HENRY	South-Eastern Agricultural College, Wye.
JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne.
JENNINGS, WILLIAM JOSEPH	4, St. Margaret's Street, Canterbury.
JONES, JOHN ARTHUR	Tetworth, Kearsney, Dover.
JULL, ROBERT CHARLES.. .. .	1, Cumberland Gardens, Tunbridge Wells.
KIDWELL, JOHN	St. Margaret's Bank, Rochester.
KINGSFORD, PERCY HAMILTON ..	32, High Street, Canterbury.
LAMBERT, EDWIN HANS.. .. .	Merriecote, Brenchley.
*LANGRIDGE, GEORGE	Tunbridge Wells.
LANGRIDGE, WALTER FREDERICK..	Tunbridge Wells.
LATTER, HUGH ROBINSON	The Town Hall, Bromley.
LEPPER, JOHN HARRAGE.. .. .	10, Market Square, Bromley.
LOVEGROVE, HENRY, A.R.I.B.A. ..	18, Foxgrove Road, Beckenham.
MANN, JABEZ, A.M.I.C.E.	2, Tubs Hill, Sevenoaks.
NEAME, FREDERICK.. .. .	Macknade, Faversham.
PAGE, STANLEY HATCH	6, Queen Street, Ramsgate.
PARKINSON, HERBERT	392, High Street, Rochester.
PARRIS, CHARLES JOHN	67, High Street, Tunbridge Wells.
PAYNE, FREDERICK.. .. .	10, Market Square, Bromley.
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RANDALL, ERNEST SMITH	Elm House, New Road, Chatham.
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REEVE, KINGSNORTH	High Street, Lydd.
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STANTON, FREDERICK WILLIAM SCHULTHEISS, A.M.I.C.E.	Maidstone Road, Chatham.
STONEHAM, EDWARD RUSSELL ..	Orchard House, Erith.
TEMPLE, FREDERICK WILSON ..	69, Sandgate Road, Folkestone.
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THORNTON, ARTHUR BRUCE	18, Holwood Road, Bromley.
TITFORD, HORACE JAMES	Messrs. Waterer and Dickins, 138, High Street, Bromley.
TURNER, BENJAMIN GEORGE.. ..	Church House, Walmer.
VINTEN, HAROLD BERTRAM	72, High Street, Ramsgate.

WACHER, THOMAS	Upper Bridge Street, Canterbury.
WACHER, THOMAS BLAKE .. .	2, Upper Bridge Street, Canterbury.
WALMSLEY, ARTHUR THOMAS, M.I.C.E.	Harbour Board Offices, Dover.
WARING, HERBERT FULLER .. .	6, Earl Street, Maidstone.
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BAYDEN, EDWARD.. .. .	74, Dunvegan Gardens, Eltham.
BINES, THOMAS HARRY.. .. .	3, Napier Road, Gillingham.
BOX, STEPHEN THOMAS.. .. .	Fort Clarence, Rochester.
BROMLEY, ROBERT CECIL .. .	Homeleigh, Longlands Road, Sidcup.
BROOKER, FREDERICK GEORGE ..	The Corner House, Sevenoaks.
BROWN, ALEXANDER	Home Farm, Hothfield, Ashford.
BROWN, EDGAR OSWALD .. .	Orizaba, 3, Barton Road, Dover.
BURROWS, FRANK HERBERT .. .	41, Bank Street, Ashford.
BURTENSHAW, ARTHUR HOWARD..	7 and '9, Tunbridge Road, Maidstone.
CHAMPION, GEORGE ERNEST .. .	Redwall Farm, Linton.
CHAPMAN, VAUGHAN GODFREY ST. JOHN	112, Beckenham Road, Beckenham.
COLEMAN, CYRIL FRANK .. .	High Street, Wrotham.
COWELL, NORMAN.. .. .	Distriet Valuer's Office, 18, Holwood Road, Bromley.
COWPER, RICHARD WILLIAM .. .	81, High Street, Sittingbourne.
CUTLACK, WILLIAM AUSTIN .. .	11, Palace Grove, Bromley.
DUCK, GEORGE FRANCIS.. .. .	Keston, Hayes.
EDWARDS, JOHN PERCIVAL .. .	Glenvale, Cromwell Road, Beckenham.
ELGAR, CHARLES JOHN	Crockshard, Wingham, near Dover.
ELGAR, WALTER ROBINSON .. .	Hillside, Sittingbourne.
FELTHAM, ARTHUR WILLIAM .. .	The Firs, St. Michael's Road, Maidstone.
FRANCE, REGINALD ROSIER.. ..	Gwynant, Shortlands.
FREEMAN, DUDLEY SEARLE.. ..	Waterlake, Chiddingstone.
GEE, FREDERIC GEORGE.. .. .	Westcliff, Cliffe Road, Strood.

GRAY, WILLIAM EDWARD	4, St. Margaret Street, Canterbury.
GREEN, THOMAS JOHN	13, King Street, Maidstone.
HAINES, ALFRED HUBERT	The Agricultural College, Wye.
HARDIMAN, HARRY	70, Goddington Road, Strood.
HAUGHTON, CECIL	21, Crown Lane, Bromley.
HAYWARD, ARTHUR LATEWOOD..	Davington House, Faversham.
HENDERSON, JOHN ALEXANDER ..	Casslands, Springwell Road, Tonbridge.
HOBBS, WILLIAM BEDO.. ..	St. Mary's Church Road, Willesborough, near Ashford.
HOUSDEN, ARTHUR THOMAS ..	Broadway House, Bromley.
HUGHES, JOHN HENRY	Glengowan, Shortlands.
HUSSEY, SYDNEY	17, Norman Road, Faversham.
JACKSON, RICHARD STEPHENS ..	7 and 9, Tunbridge Road, Maidstone.
JARRETT, THOMAS WILLIAM ..	124, East Street, Sittingbourne.
JENNINGS, DANIEL STRACHAN ..	District Valuer's Office 10, Esplanade, Dover.
JOLLIFFE, REGINALD	3, Saxon Street, Dover.
JOLLY, WILLIAM JOHN	Marlowes, Beech Hill Road, Eltham.
KEKEWICH, STANLEY BUCK.. ..	14, Marine Parade, Dover.
KELLEWAY, HERBERT DAVIES ..	13, Holligrave Road, Bromley.
KENNARD, HORACE BURDOCK ..	c/o Woods & Snelling, Sidcup, Kent.
KINDELL, FRANCIS PERCY	Surveyor's Department, Urban District Council, Beckenham.
LEE, LESLIE HERBERT	22, High Street, Ashford.
MCDUGALL, DOUGLAS ROBERT ..	138, High Street, Bromley.
MARTIN, FREDERICK MARK	55, Darnley Road, Gravesend.
MILES, LEONARD PERCY.. ..	Netherfield, Scott's Lane, Shortlands.
MOODY, WALTER RICHARD	35, Brockman Road, Folkestone.
MORTON, WILLIAM DAVID	85, Buckland Avenue, Dover.
NEAME, FREDERICK IVO.. ..	The Offices, Macknade, Faversham.
NEW, ELLIOTT JOHN	c/o E. D. Till, The Priory, Eynsford.
NEWNHAM, FRANK GEORGE	Kildare, Ethelbert Road, Bromley.
NORMAN, STUART HENRY	Marine Lodge, Castle Road, Deal.
ODELL, JOHN FREDERICK	2, Linslade Villas, Dorset Road, Mottingham.
PACKE, WILLIAM VERE	West Wickham, Kent.
PAGE, EDMUND	42, Balmoral Road, Gillingham.
PAWLEY, TOM EDMUND.. ..	14, Rodway Road, Bromley.
PEMBERTON, PERCY LEIGH.. ..	Castle House, Eynsford.
PERKINS, FREDERICK WILLIAM ..	Tinley Lodge, Hildenborough.
PETLEY, BERTRAM.. ..	Crixhall Court, Staple, Canterbury.
PETLEY, GUY	Crixhall Court, Staple, Canterbury.
PILLEY, HERBERT ANTHONY ROSSER	33, Randolph Gardens, Dover.
POVER, WILLIAM ALFRED	54, Park Road, Faversham.
REED, FRANK	18, Holwood Road, Bromley.
RICCOMINI, JAMES ARTHUR	12, Newton Road, Faversham.
RUSH, ARTHUR LESLIE	65, High Street, Tunbridge Wells.

RUSH, EDWARD ALEXANDER.. ..	Willowsmere, Vale Avenue, Tunbridge Wells.
SACKETT, SIDNEY RUPERT	37, Whitehill Road, Gravesend.
SCARLETT, JOHN WALTER, JUN. ..	c/o Scarlett and Goldsack, 5, Cecil Square, Margate.
SEARING, GEORGE THOMAS	116, New Colney Road, Dartford.
SHEPHERD, EDMUND THOMAS	18, Holwood Road, Bromley.
SMALLMAN, ARTHUR FREDERICK STRONG	Eliot Lodge, Albemarle Road, Beckenham.
SMITH, CHARLES PHILIP.. .. .	Town Hall, Greenwich.
SMITH, ERNEST EDWARD	37, Shepherd's Lane, Dartford.
SMITH, EWART WALLACE	10, Folkestone Road, Dover.
SMITH, HAROLD SANKEY.. .. .	Wierton Estate Office, Chart Sutton, Maidstone.
SMITH, HERBERT FREDERICK GEORGE.. .. .	Estate Office, Waldershare Park, Dover.
SMITH, HUBERT GEORGE.. .. .	Boughton Monchelsea, Maidstone.
STONE, LEONARD VICTOR	Hazeldene, Shawfield Park, Bromley.
STREETER, EDWIN FREDERICK WILLIAM, Lic.R.I.B.A.	22, Church Lane, Old Charlton.
STRUDWICK, FRANK EDWARD ..	32, Park Road, Bromley.
STRUDWICK, PHILIP.. .. .	14, Croft Villas, Green Lane, New Eltham.
STURGESS, JOHN MOORE.. .. .	Penshurst Park, near Tonbridge.
SYMES, EDWARD DOUGLAS	9, Calverley Park Gardens, Tunbridge Wells.
TEMPLE, RICHARD, JUN... .. .	Estate Offices, Westgate-on-Sea.
THOMAS, ALFRED CHRISTOPHER LLEWELLYN	Grove Lodge, Hunton.
THOMPSON, CHARLES WILLIAM WARD, A.R.I.B.A.	17, St. George's Terrace, Rochester.
TOMLIN, WILLIAM, JUN.	Hollydene, Birchington.
TURNER, EDGAR PASSAND	Heathside, Northdown Way, Thanet.
WATT, ALEXANDER LINDSAY	79, Douglas Road, Maidstone.
WEEKS, PERCY BERTRAM	39, Culverden Park Road, Tunbridge Wells.
WESTBROOK, CHARLES EDWARD ..	Bank Buildings, Tunbridge Wells.
WHITE, HERBERT PRATT.. .. .	Hillbrow, Loose, near Maidstone.
WHITE, JOHN WILLIAM EDDEN ..	19, Hastings Road, Maidstone.
WICKHAM, CEDRIC HUMPHREY ..	Congelow House, Yalding.
WOOD, FRANK HOUSEDEN	97, Mason's Hill, Bromley.
WOODCOCK, WILLIAM	11, St. Hilda Road, Folkestone.

STUDENTS :

ATWOOD, LESLIE COURTENAY. ..	Kettleshill House, Underriver, Sevenoaks.
BALL, HERBERT FREDERICK.. ..	Woodsell, London Road, Sittingbourne.
BRETT, FRANK STUART.. .. .	20, Darnley Street, Gravesend.

DAY, JOHN HANKS.. .. .	West Hill, London Road, Maidstone.
HOMAN, CYRIL HUBERT JOHN ..	178, Eastgate, Rochester.
LANGLANDS, DAVID	Sutton-at-Hone, near Dartford.
LONGLEY, ARTHUR DOUGLAS.. ..	Hillside, The Avenue, Beckenham.
MORWOOD, ARTHUR.. .. .	Council Offices, Sidcup.
PIDGEON, GEORGE ALLEN	Allendale, Birchington-on-Sea.
ROBSON, JOHN EDWARD BOTTLE	Crabble Hill House, River, Dover.
SCRIVEN, GEORGE HERBERT.. ..	Thong House, near Gravesend.
STOREY, VERNON LESLIE	The School House, Wouldham, Rochester.
THORNTON, JOHN TAVERNER.. ..	109, St. Mary's Road, Faversham.
WHORWELL, HAROLD ERNEST ..	7, Bench Street, Dover.
WINCH, WILLIAM HAFENDEN ..	Baker's Cross House, Cranbrook.

LANCASHIRE.

(Lancashire and Cheshire Committee.)

FELLOWS:

BANCROFT, FREDK. HERBERT ..	78, King Street, Manchester.
*BATEY, HENRY SIMPSON	51, South King Street, Manchester.
BECKWITH, HENRY LANGTON ..	3, Cook Street, Liverpool.
BERRY, CHARLES WINDSOR	51, North John Street, Liverpool.
BIRCH, WALTER DE HOGHTON ..	Hoghton Estate Office, Walton Hall, Preston.
BLUNT, FRANCIS EDWARD	Valuation Department, Inland Revenue, 12, St. John's Lane, Liverpool.
BRADSHAW, ARTHUR GEORGE ..	Town Hall, Lancaster.
BRADY, RALPH HOLLINSHED ..	42, John Dalton Street, Manchester.
BRIDGFORD, ERNEST JAMES ..	65, King Street, Manchester.
BRIERLEY, HUGH COLLEY	City Surveyor's Office, Town Hall, Manchester.
BRIGGS, ARTHUR	9, Albert Square, Manchester.
BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale.
BURY, JOSHUA.. .. .	8, John Dalton Street, Manchester.
CARTWRIGHT, JOSHUA, M.I.C.E. ..	21, Parson's Lane, Bury.
COOPE, SAMUEL	65, Bolton Road, Farnworth.
CROPPER, RICHARD BLAYLOCK ..	12, St. John's Lane, Liverpool.
CROSS, WILLIAM HASLAM	77, King Street, Manchester.
CULE, EDWARD IVOR	7, Moorfields, Liverpool.
DIXON, ISAAC.. .. .	Parish Surveyor's Office, Liverpool.
DRUMMOND, BERTRAM	54, Alfred Terrace, Fleetwood.
DUNLOP, DUGDALE OAKELEY ..	57, King Street, Manchester.
EARLE, THOMAS ALGERNON	90, King Street, Manchester.
ELLIS, FRANCIS.. .. .	Bast House, Walmersley.
ENTWISTLE, CHARLES CARRUTHERS	10, Norfolk Street, Manchester.
FAIR, ARTHUR EDWARD.. .. .	Estate Office, Haigh Hall, Wigan.
FAIR, JAMES STRETTON	Estate Offices, Lytham.

FAIRCLOUGH, WILLIAM	Leigh, and 60, King Street, Manchester.
GARTON, WALTER T.	Lincluden, Whalley Road, Accrington.
GAWITH, HARRISON	City Surveyor's Office, Town Hall, Manchester.
GILRUTH, WILLIAM.. .. .	H.M. Office of Works, National Provincial Bank Chambers, James Street, Liverpool.
GREGSON, GEORGE ERNEST	13, Harrington Street, Liverpool.
HALL, JOHN HERBERT	1, Cooper Street, Manchester.
*HARTLEY, HENRY.. .. .	Bristowe Chambers, 8, Harrington Street, Liverpool.
HAYWOOD, CHARLES SPENCER	Grey Croft, Queen's Road, Accrington.
HOPKINSON, ALFRED, A.M.I.C.E.	15, Agur Street, Bury.
HURRELL, JOHN WEYMOUTH	25, Brazennose Street, Manchester.
HUTCHINS, JAMES BUSHELL	22, Lord Street, Liverpool.
JACKSON, JOHN HAROLD	18, Booth Street, Manchester,
JACKSON, ROBERT	Estate Office, Wroughtington, near Wigan.
JENKINS, ALBERT DAVID	Surveyor's Office, Municipal Buildings, Liverpool.
KELLETT, WILLIAM OSWALD.. .. .	33A, King Street, Wigan.
KELLY, SYDNEY APPLETON.. .. .	136, The Albany, Oldhall Street, Liverpool.
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*KIRBY, EDMUND, F.R.I.B.A.	5, Cook Street, Liverpool.
KIRBY, FRANCIS JOSEPH.. .. .	5, Cook Street, Liverpool.
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LOMAS, ALBERT DANIEL.. .. .	Estate Department, Lancashire and Yorkshire Railway, Manchester.
LUKE, JOHN	14, Myra Road, Fairhaven, Lytham.
MARKHAM, FREDERICK WARREN.. .. .	90, Deansgate, Manchester.
MARSDEN, JOHN WILLIAM	108, Deansgate, Manchester.
MAXWELL, FRANCIS WILLIAM	25, Brazennose Street, Manchester.
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DAVIES, EDWARD	375, Church Road, Smithills, Bolton.
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DAWSON, HENRY WALKER	19, Queen Street, Oldham.
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DIXON, MYLES	42, Castle Street, Liverpool.
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FAIRCLOUGH, VINCENT	The Gables, Leigh.
FLITCROFT, PERCY	Kilmorey, The Green, Worsley, near Manchester.
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HORNBY, GEOFFREY PHIPPS	St. Michaels-on-Wyre, Garstang.
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PIERPOINT, LEONARD	6, Park Road, Wigan.
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GEORGE.. .. .	Manor House, Formby.
SCHOLES, JOHN GREAVES	63, East Park Road, Blackburn.
SELBY, JOHN BASELEY	Atherton Hall, Leigh, near Manchester.
SHARPE, HENRY ERNEST	The Ferns, Cressington Park, Liverpool.
SMITH, CHARLES HERBERT	The Uplands, Calderbank Avenue, Urmston, near Manchester.
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TONG, FREDERICK NORMAN.. ..	12, Shrewsbury Road, Bolton.
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TURNER, HERBERT.. ..	49, Deansgate, Manchester.
TURNER, WILFRID ARCHER.. ..	The Gables, Ashton-under-Lyne.
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MAKINSON, HAROLD	Claremont, Leigh.
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LEICESTERSHIRE.

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GERMAN, GEORGE JOSEPH	Ashby-de-la-Zouch.
GERMAN, HARRY	The Hall, Donisthorpe, Ashby-de-la- Zouch, and Loughborough.
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*ROLLESTON, SIR JOHN FOWKE LANCELOT, M.P.	Grey Friars, Leicester.
*ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
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LINCOLNSHIRE.

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TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber.
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MIDDLESEX.

(Bedford, Essex, Hertford, and Middlesex Committee).

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EVES, FRANCIS GEORGE BERTRAM	54, High Street, Uxbridge.
EVES, WILLIAM LIONEL.. ..	54, High Street, Uxbridge.
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HORNE, EDMUND	High Street, Hounslow.
JARMAIN, WILLIAM	Alandale, Hatch End, Pinner.
LAKE, CUTHBERT J... ..	Hatch End.
MARTIN, THOMAS	67, Teddington Park, Teddington.
NORMAN, HERBERT JOHN	Clare Lodge, Southall.
NORMAN, JAMES MAURICE	Uxbridge.
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PARHAM, ARTHUR DOUGLAS	77, Birkbeck Road, Enfield.
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RACKHAM, HAROLD WILFRED ..	Hill View, Harrow Weald.

REEVES, CHARLES WESTCOTT ..	Bramshaw, Uplands Park, Enfield.
STILES, ARTHUR	Lincoln House, Ponder's End.
THOMPSON, FREDERICK WILLIAM ..	Cornerways, Ashford.
THOMSON, JAMES BLACK, A.M.I.C.E.	Public Offices, Southall.
TURNER, AUGUSTUS GARDNER ..	Westbourne House, Richmond Road, Twickenham.
VICKERMAN, MONTAGUE HAROLD ..	Ossulston, Copland Avenue, Wembley.
WATSON, ALBERT RICHARD	3, Broadway Avenue, East Twickenham.
WEBB, MUSGRAVE MAITLAND ..	Westfield, Hatch End.
WILLMOTT, ARTHUR STANLEY ..	Gleniffer, Avondale Avenue, Panton Hook, Staines.
WISE, WILLIAM CHARLES	Kenmuir, Hallowell Road, Northwood.
WOOLNOUGH, TOM	Fleet House, Hopper's Road, Winchmore.

ASSOCIATE :

THORNE, RICHARD SQUIRE, B.A. (<i>Cantab.</i>)	Nicoll Farm, Edgware.
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STUDENTS :

GRICE, EUSTACE MAYLOR	Barnston, Spencer Road, Wealdstone.
HARDMAN, EDGAR AUSTIN	Woodbreigh, Queen's Road, Enfield.
JOHNSON, EDWARD	Ottery, Uplands Park, Enfield.
SEABROOKE, ERNEST	The Hendon Rural District Council, Surveyor's Department, Great Stan- more.

MONMOUTHSHIRE.

(Wales (South) and Monmouthshire Committee.)

FELLOWS :

FISHER, GATHORNE JOHN	Arcade Chambers, Pontypool.
HARDING, CHARLES REGINALD ..	County Land Agents' Office, County Council Buildings, Newport, and Inglefield, Llanthwy Road, Newport.
HITCHCOX, WILLIAM	Bank Chambers, Newport.
HUMPHREYS, JOHN HENRY	Castle House, Usk.
JONES, JOHN RICE	24, Bridge Street, Newport.
POWELL, FREDERICK ATKINSON, F.R.I.B.A.	Agincourt Square, Monmouth.
TANNER, WILLIAM	County Surveyor, Newport.
VACHELL, THEODORE	Tredegar Chambers, Newport.

PROFESSIONAL ASSOCIATES :

BENNETT, STEPHEN AUGUSTUS, A.M.I.C.E.	Deputy County Surveyor, Newport. 32, High Street, Ebbw Vale.
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GRIGGS, HENRY JENNER, A.R.I.B.A.	Trevethin, Dixton Road, Monmouth.
HOBBS, REGINALD ARTHUR . . .	Beaufort Square, Chepstow, and 24, Bridge Street, Newport.
HUGHES, WILLIAM EDWYN . . .	
INNES, GILBERT PLANTAGENET MITCHELL	Tredegar Estate Office, Newport.
JONES, OSCAR WYNNE	24, Bridge Street, Newport.
JONES, WALTER	32, Richmond Road, Abergavenny.
MORGAN, DAVID EDGAR	4, Cedar Road, Newport.
NASH, HARRY NORTON	District Valuer's Office, 24, Bridge Street, Newport.
TAYLOR, GEORGE ARTHUR . . .	Surveyor's Office, Bedwellty U.D.C., Aberbargoed.
TAYLOR, SAMUEL DAVIS	Priory Bank, Monmouth.
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WILLIAMS, RONALD DUKE	Bodafon, Llantarnam.

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NORFOLK.

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FELLOWS :

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*BECK, EDWARD WILLIAM	16, Bank Street, Norwich.
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BURROUGHES, CHARLES FITZ- PATRICK	Estate Office, Quidenham, Attleborough.
EASTER, WILLIAM	Wiggenhall St. German, King's Lynn.
FALCON, MICHAEL	Horstead House, Norwich.
GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynham.
GOODCHILD, RALPH HARRY . . .	57, London Street, Norwich.
GOWING, CHARLES TOWLER . . .	17, Prince of Wales Road, Norwich.
HAWKINS, EDWARD ROBINSON . .	South Runcton, Downham Market.
HAWKINS, LANCELOT GOULDER . .	Downham Market.
HORNOR, CHARLES JARED	32, Prince of Wales Road, Norwich.

HORNOR, FRANCIS	Old Bank of England Court, Queen Street, Norwich.
*IRELAND, EDWIN BENJAMIN.. ..	Guestwick, East Dereham.
MILLS, SAMUEL MEALING	51, London Street, Norwich.
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WRIGHT, WILLIAM EDWARD ..	King's Lynn.

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ARNOLD, HARRY HAGON	Victoria Chambers, Bank Plain, Norwich.
BAIRD, FRANK ERNEST	10, Apsley Road, Great Yarmouth.
BARNHAM, GEORGE WILLIAM ..	Griston, Watton.
BRASSEY, ROBERT EGERTON	Estate Office, Merton, Watton.
CASTLE, MALCOLM ARTHUR	Southtown, Great Yarmouth.
CLARKE, PERCY EDWARD	6, Carlyle Road, Lakenham, Norwich.
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DAVIES, WILLIAM GWYNNE BATCHELOR	Valuer's Office, King's Lynn.
FIELDING, KENNETH HUBERT ..	3, Redwell Street, Norwich.
FRANCIS, THOMAS JOHN PHILIP ..	Valuer's Department, King's Lynn.
FREUER, WILLIAM SAMUEL	Great Massingham, King's Lynn.
HORNOR, BASSETT FARDELL.. ..	Old Bank of England Court, Queen Street, Norwich.
MARTIN, LANGLEY	Valuation Office, Tuesday Market Place, King's Lynn.
MENZIES, WILLIAM KENNETH ..	Knighton, Boston Square, Hunstanton.
MILES, JOHN GUILFORD.. .. .	10, Regent Street, Great Yarmouth.
OLDFIELD, CLAUDE COURTENAY ..	66, London Road, King's Lynn.
PALMER, CHARLES DRAYTON ..	208, Unthank Road, Norwich.
PARFITT, GERALD ARTHUR	132, Glebe Road, Norwich.
PAUL, GEORGE GARNHAM	Gunton Park, Norwich.
POWELL, WALLACE GERALD	City Engineer's Office, Norwich.
PRATT, JERMYN HAROLD	Ryston Hall, Downham.
RAYNER, WILLIAM DEX LEA	18, Capps Road, Norwich.
SALTER, WILLIAM ERIC.. .. .	25, Thorpè Road, Norwich.
SMITH, DOUGLAS	Orford Estates Office, Thwaite, Erpingham.
SMITH, FRANK HALL	Surveyor's Office, Sheringham.
SMITH, HAROLD	61, Gipsy Lane, Earlam Rise, Norwich.
SPELMAN, WILLIAM WILTON RIX..	17, Bank Plain, Norwich.
WALKER, HENRY HAVELOCK.. ..	Richmond Chambers, Railway Road, Sheringham.

WATERS, FRANK	30, Cattle Market, Norwich.
WHITAKER, HUGH	Valuation Department, King's Lynn.
WISE, FREDERICK JOHN	Valuation Department, Inland Revenue, King's Lynn.

STUDENTS :

MILES, OWEN	The Denes, Great Yarmouth.
PICK, STANLEY GEORGE	Castle Hotel, Norwich.
REDINGTON, RICHARD GEORGE	Riverside, Great Ryburgh.
THEOBALD, DOUGLAS	West Parade, Earlham Road, Norwich.

NORTHAMPTONSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

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CAVE, THOMAS NEWMAN	Horton.
*DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, North- ampton.
EDMONDS, JOHN	Drayton Estate Office, Islip, Thrapston.
KNIGHT, HENRY ST. JOHN, CAPT.	R. E. Office, Weedon.
LAURANCE, JOHN	Shortacre, Peterborough.
MARSH, FREDERICK STEPHEN	Waverley, All Saints Road, Peterborough.
MERRY, THOMAS	9, Abington Street, Northampton.
SCRIVEN, RICHARD GEORGE	Castle Ashby, Northampton.
SOWELS, WILLIAM CLOWES	Little Everdon, Daventry.
*THRING, DOUGLAS THEODORE	1, Sheep Street, Northampton.

PROFESSIONAL ASSOCIATES :

BEARN, ARTHUR FREDERICK	Cedar Lawn, Wellingborough.
BROWN, JOHN	Abingdon Street, Northampton.
BURRELL, FRANK	Yaxley, Peterborough.

CLARKE, PERCY CHRISTOPHER ..	Longthorpe, Peterborough.
COOPER, CECIL FRANCIS ADRIAN ..	Wootton, Northampton.
CROFT, CHRISTOPHER	The Elms, Dallington.
ELLIS, WILFRID SPENCER	South View, Northampton Road, Wellingborough.
JESSUP, DAVID POOLEY.. .. .	Inland Revenue, County Chambers, Northampton.
LAURANCE, JOHN BIDWELL	Shortacre, Peterborough.
MURLAND, JAMES GERALD	Badby House, Daventry.
PENDERED, RICHARD DUDLEY ..	Redwell, Wellingborough.
SCOTT, CHARLES WILLIAM MONTAGU DOUGLAS	Boughton House, Kettering.
STOPS, HERBERT JACKSON	Towcester.
WHITTON, HAROLD WILLIAM ..	County Court, County Chambers, Northampton.

STUDENT :

DAWES, ARTHUR HENRY.. .. .	Isebank, Midland Road, Wellingborough.
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NORTHUMBERLAND.

(Northumberland and Durham Committee.)

FELLOWS :

ARMSTRONG, HENRY	Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
*ARMSTRONG, THOMAS JOHN ..	14, Hawthorn Terrace, Newcastle-on-Tyne.
AYNSLEY, ROBERT JOHN	Fencer Hill, Gosforth, Newcastle-on-Tyne.
BARNES, HARRY	4, Summerhill Grove, Newcastle-on-Tyne.
*CLARK, JOHN MCCLARE.. .. .	Haltwhistle, and Hexham.
DOUGLAS, JAMES WIGHTMAN ..	1, St. Nicholas Buildings, Newcastle-on-Tyne.
EDGE, FREDERIC JAMES, M.I.C.E.	38, Blackett Street, Newcastle-on-Tyne.
FORSTER, THOMAS EMERSON ..	3, Eldon Square, Newcastle-on-Tyne.
GRIMWOOD, ARTHUR	Inland Revenue, 4, Mosley Street, Newcastle-on-Tyne.

HINDMARSH, RALPH FREDERICK..	Tyne Improvement Commission, Engineer's Office, Newcastle-on-Tyne.
HINES, HERBERT	Tilley's Buildings, Market Street, Newcastle-on-Tyne.
JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne.
KIRKBY, REGINALD GUY	17, Rosebery Crescent, Jesmond, Newcastle-on-Tyne.
MCGHIE, CHARLES	38, Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
MILLS, FREDERICK PETER	12, Lovaine Place, Newcastle-on-Tyne.
ROBSON, WALTER	13, Framlington Place, Newcastle-on-Tyne.
*SAMPLE, CHARLES HERBERT, B.A. (<i>Cantab.</i>)	Matfen, near Newcastle-on-Tyne.
SAMPLE, WILLIAM COLLINGS ..	Tritlington Hall, Morpeth.
SANDERSON, WILLIAM WAITE ..	Kenton Hall, Kenton.
SCOTT, JOHN	5, Market Place, Morpeth.
SMITH, STANLEY ADDISON	Emerson Chambers, Blackett Street, Newcastle-on-Tyne.
TAYLOR, HARRY WILLIAM, A.M.I.C.E.	Cathedral Buildings, Dean Street, Newcastle-on-Tyne.
*TAYLOR, JOHN WALTON, F.R.I.B.A.	St. John Street, Grainger Street West, Newcastle-on-Tyne.
*TOWNEND, WILLIAM	Cross House, Westgate Road, Newcastle-on-Tyne.
*WALKER, SIR FRANCIS ELLIOTT, BART.	Swansfield House, Alnwick.

PROFESSIONAL ASSOCIATES :

ALLEN, JOHN PARNELL.. .. .	23, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
ANDERSON, HUGH OUBRIDGE	15, Beach Terrace, Newbiggin-by-the-Sea.
AYNSLEY, DOUGLAS FARRER	24, Wolveleigh Terrace, Gosforth, Newcastle-on-Tyne.
BARKAS, PALLISTER	118, St. George's Terrace, Newcastle-on-Tyne.
BELL, ROBERT NORMAN	St. Petrocks, Osborne Road, Newcastle-on-Tyne.
BOWES, OSBORNE JOHNSTONE	Messrs. J. P. Allen and Partners, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
CLARK, WILLIAM CAMPBELL	Bothal, Morpeth.
DAVIDSON, OSWALD FERGUSON	13, Roseworth Avenue, Gosforth, Newcastle-on-Tyne.
FOX, JOHN HARPER GRAHAM.. ..	Wyndale, Belgrave Parade, Newcastle-on-Tyne.

GRAHAM, PERCY GORDON	3, Rosebery Crescent, Jesmond, Newcastle-on-Tyne.
HACKETT, WILLIAM JENNENS ..	47, Cavendish Place, Newcastle-on-Tyne.
HARDIE, EBENEZER ROBERT ..	9, Sunbury Avenue, Newcastle-on-Tyne.
HERDMAN, THOMAS ADAM	Tynedale, Westerhope, near Newcastle-on-Tyne.
HINES, GERALD	Warriston, East Boldon, Newcastle-on-Tyne.
HOLDFORTH, HAROLD	4, Mosley Street, Newcastle-on-Tyne.
KER, ARTHUR PRESTON.. .. .	Moothall, Newcastle-upon-Tyne.
LANE, FREDERICK CHARLES	5, Market Place, Morpeth.
LIDDELL, JOHN GEORGE WALTON	Chesters Estate Office, Humshaugh.
McKERROW, JAMES WEIR, A.M.I.C.E.	Corporation Waterworks, Town Hall, North Shields.
MEGORAN, EDWIN TAYLOR DALE..	32, Oakland Road, West Jesmond, Newcastle-on-Tyne.
NIXON, ERNEST	36, Eslington Terrace, Jesmond, Newcastle-on-Tyne.
PATTEN, JOHN.. .. .	Hulm Park, Alnwick.
PEARSON, NORMAN HANSON	52, Percy Park, Tynemouth.
SCOTT, WILLIAM EASTON.. .. .	The Orchard, Leamington-on-Tyne.
SMITH, HERBERT GORDON	Sunnyside, Monkseaton.
STEPHENSON, ROBERT BARNARD ..	Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
TOWN, HENRY ANNANDALE	25, St. George's Terrace, Jesmond, Newcastle on-Tyne, and 5, Market Street, Newcastle-on-Tyne.
TURNBULL, ROBERT ERNEST	Craig Hall, Middleton, Morpeth.
TURPIN, WILFRID	19, Albury Road, High West Jesmond, Newcastle-on-Tyne.
WELSH, MARTIN FREDERICK	11, Roxburgh Place, Heaton, Newcastle-on-Tyne.
WHITE, WILLIAM	137, Pilgrim Street, Newcastle-on-Tyne.
WILLIAMS, FRANK McCLURE	Brainshaugh House, Acklington.
WOOD, HERBERT CALVERT	Chesters Estate Office, Humshaugh-on-Tyne, S.O.

STUDENTS :

BATY, REGINALD ELPHINSTONE ..	Brantwood, St. George's Crescent, Monkseaton.
SAWYERS, SYDNEY MILTON.. ..	10, Westwood Avenue, North Heaton, Newcastle-on-Tyne.

NOTTINGHAMSHIRE.

(Nottingham and Lincoln Committee.)

FELLOWS :

BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.
BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton.
BOOKER, FRANK WILLIAM	34, Mapperley Road, Nottingham.
BRACKETT, WM. NEWBEGIN	Market Place, Retford.
CALVERT, ARTHUR RICHARD	18, Low Pavement, Nottingham.
CLEMENTS, CYRIL JOHN	11, Park Avenue, Mansfield.
CRAMPTON, ARTHUR WESLEY	Leyton Avenue, Mansfield.
EVE, CHARLES GERALD	Inland Revenue, 8, Oxford Street, Nottingham.
FRANK, THOMAS PEIRSON, A.M.I.C.E.	Town Hall, Newark-on-Trent.
HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HINE, GEORGE THOMAS	Victoria Street, Nottingham.
HUSKINSON, ERNEST AMPHLETT	Epperstone, near Nottingham.
*HUSKINSON, THOMAS WM.	Epperstone Manor, Nottingham.
LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop.
MAGGS, LEONARD	The Hollies, Walnut Grove, Radcliffe-on- Trent.
PAIN, WILLIAM HENRY	Carnarvon Estate Office, Bingham.
PARKIN, WILLIAM	Babworth, Retford.
PERCY, RICHARD FREDERICK, M.I.M.E.	Valuation Office, 8, Oxford Street, Nottingham.
TAYLOR, WILLIAM HENRY	Nuttall, Nottingham.
TURNER, DAVID NEVILLE	26, Low Pavement, Nottingham.
TURNER, THOMAS WARNER	Langwith Lodge, Mansfield.
WALKER, HERBERT, M.I.C.E., F.R.I.B.A.	408, Mansfield Road, Nottingham.
*WALKER, JOSEPH	South Road, The Park, Nottingham.
*WALKER, JOSHUA	Bridge Offices, Bridgegate, Retford.
WIGRAM, JOHN	South Collingham, Newark.
*WOOLLEY, REGINALD SMITH	South Collingham, Newark.
*WRIGHT, CHARLES WILLIAM, M.A. (<i>Cantab.</i>)	21, Parkinson Street, Nottingham.

PROFESSIONAL ASSOCIATES :

BELL, FRANCIS ASKEW	Wellow House, Newark.
BOOKER, FREDERIC RUSSELL	34, Mapperley Road, Nottingham.
BROOKS, WILLIAM NATHANIEL	Collingham, Newark-on-Trent.
BUTTERWORTH, JOSIAH	Mansfield.
CARTER, GEORGE RALPHS	District Valuer's (County) Office, Upper Parliament Street, Nottingham.

CHAWORTH-MUSTERS, JOHN NEVILLE	Annesley Park, Nottingham.
CHILD, EDMUND HERBERT, A.R.I.B.A.	12, Middle Pavement, Nottingham.
CONQUEST, CLAUDE DUNCOMBE ..	Valuer's Office, 8, Oxford Street, Nottingham.
ELLIOTT, AUSTIN HOOTON, A.M.I.C.E.	Surveyor to the Urban District Council, Carlton.
FINCHAM, EDWARD.. .. .	60, Clarendon Street, Nottingham.
FLINT, ARTHUR	Valuation Department, Westminster Buildings, Nottingham.
FYSH, PERCY WILLIAM	District Valuer's Office (County), Upper Parliament Street, Nottingham.
GRAY, WILFRID JOHN	38, Millicent Road, West Bridgford, Nottingham.
HAYLOCK, HENRY EVENNETT ..	Bailey Cottage, Radcliffe-on-Trent.
HENDY, ALFRED	107, Noel Street, Nottingham.
HICKS, ARTHUR LESLIE	Inland Revenue, Westminster Buildings, Nottingham.
LISTER-KAYE, CHARLES.. ..	Scofton, Worksop.
McCRAITH, BERNARD	South Road, The Park, Nottingham.
MARSHALL, WALTER KINSMAN ..	42, The Ropewalk, Nottingham.
MORRIS, ARTHUR	7, Western Terrace, Nottingham.
RANDALL, AUGUSTINE ST. GEORGE	224, Derby Road, Nottingham.
RIDDETT, BASIL PERRY	Holmhurst, Gateford Road, Worksop.
ROBERTSON, WILLIAM ANDREW ..	The Rosary, East Leake.
STOKES, EDGAR EDWARD	Belmont, 418, Woodborough Road, Nottingham.
TURNER, DOUGLAS WARNER.. ..	Langwith Lodge, Mansfield.
WALTON, ARTHUR ATKINSON ..	The Manor House, Chilwell, Nottingham.
WEETMAN, WILLIAM CHARLES CUMMING	Estate Office, Osberton, Worksop.
WIGRAM, HENRY JOSEPH	The Lodge, South Collingham, Newark.
WILSON, JAMES CALVERT	Newcastle Estate Office, The Park, Nottingham.
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STUDENTS :

HARWOOD, WALTER.. .. .	Stanton-on-the-Wolds, near Keyworth.
LEE, FRANK	Sherwood House, Little Barn Lane, Mansfield.
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OXFORDSHIRE.

(Berks, Bucks, and Oxon Committee.)

FELLOWS

*FIELD, FRANCIS HAYWARD ..	11, King Edward Street, Oxford.
HOLIDAY, FREDERICK DEAN ..	Bicester.
HOLIDAY, PERCY CAVE	Bicester.
JONES, FRANCIS WILLIAM	2, Frewin Court, Corn Market Street, Oxford.
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*SIMMONS, W. ANKER	Henley-on-Thames.
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HAMILL, JOHN	36, Beaumont Street, Oxford.
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JONES, MONTAGUE WILLIAM	Frewin Court, Corn Market Street, Oxford.
MAY, CYRIL ERNEST	Messrs. Simmons and Sons, Henley-on- Thames.
MORSE, DUDLEY WALTER	Kirtlington, Oxford.
PAWSON, ARTHUR CLIVE	Howe Combe, Watlington.
ROSE, EDWARD JOSEPH	58, Corn Market Street, Oxford.
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STUDENTS :

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RUTLANDSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

FELLOW :

ROYCE, DAVID NEEDHAM | Oakham.

SHROPSHIRE.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS :

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DAVIS, ALFRED THOMAS, M.I.C.E. . .	Shire Hall, Shrewsbury.
EVANS, WILLIAM ERNEST	School Gardens, Shrewsbury.
FENN, ANDREW THOMAS CRANAGE	Southfield, Kingsland, Shrewsbury.
HALL, WILLIAM TIMOTHY	College Hill, Shrewsbury.
MORRIS, WILLIAM HENRY	West House, Chirbury.
NEWILL, ROBERT HENRY	Lydbury North.
OWEN, HENRY.. . . .	Dana Chambers, Shrewsbury.
RAFFETY, HERBERT WILLIAM . .	Valuation Department, Inland Revenue, Shrewsbury.

RICHARDS, JOHN	Llyncllys, Oswestry.
RICHARDS, WALTER.. .. .	12, Swan Hill, Shrewsbury.
*TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere.
WOLLEY, THOMAS, JOHN	Clungunford Estate Office, Aston-on- Clun.
WYLEY, HENRY CHARLES	Newmarket Buildings, Bridgnorth.
*WYLEY, HENRY JAMES.. .. .	Bridgnorth.

PROFESSIONAL ASSOCIATES :

ADDIE, ALAN LESLIE FORRESTER..	Valuation Office, Windsor Place, Shrews- bury.
BAKER, ALFRED BARNETT	School House, Minsterley.
BROWN, JAMES CARTER.. .. .	Harper-Adams Agricultural College, Newport.
DRUCE, EDRIC.. .. .	Shire Hall, Shrewsbury.
GREGORY, FRANK	Estate Office, Cheswardine, Market Drayton.
GRIFFITH-ROBERTS, THOMAS WILLIAM	Windsor House, Windsor Place, Shrews- bury.
HICKMAN, ARTHUR MURHALL ..	Pride Hill Chambers, Shrewsbury.
MORRIS, CLIFFORD	West House, Chirbury.
NEWILL, WILFRED MARSTON.. ..	Lydbury North.
PEARCE, HUBERT WILLIE	2, Steward Place, Wellington.
PHILPOT, CLIFFORD NEEDHAM ..	Hawkstone Estate Office, near Shrews- bury.
ROBERTS, HERBERT JOHN	Wistanswick Farm, Market Drayton.
SALT, LEONARD EUSTACE	Havelock Road, Shrewsbury.
SKITMORE, THOMAS	8, Burley Street, Belle Vue Gardens, Shrewsbury.
WALKER, CECIL EDWARD	c/o Hall & Steavenson, College Hill, Shrewsbury.
WEST, SYDNEY HENRY	Valuer's Office, Windsor Place, Shrewsbury.
WHITFIELD, THOMAS WARD.. ..	Woodcote, Oswestry.
WHITTINGHAM, LEWIS STUART ..	District Valuer's Office, Windsor House, Shrewsbury.
WILLIAMS, CHARLES BERNARD ..	Salop House, Oswestry.
WILSON, REGINALD MAITLAND ..	Hodnet Estate Office, Hodnet.

STUDENTS :

JONES, HERBERT ALAN REID.. ..	Carreg Llwyd, Oswestry.
MINIFIE, WILLIAM, JUN.	Wootton, Bridgnorth.
WALLEY, PERCY WOODS.. .. .	Frankton, near Oswestry.

SOMERSETSHIRE.

(Somerset, Gloucester, and North Wilts Committee.)

FELLOWS :

ANDREW, THOMAS HAWKES	Northwood, Minehead.
BRINKWORTH, ROBERT EDWIN ..	3, Northumberland Buildings, Queen Square, Bath.
COATES, PERCY BREVITT.. ..	Fairholme, North Curry, Taunton.
DUCKWORTH, WALTER EDMUND ..	The Mart, Bridgwater.
EVANS, ERNEST SYDNEY	Inland Revenue, 6A, Hammet Street, Taunton.
HIPPISLEY, WILLIAM JOHN	Northam House, Wells.
HOSEGOOD, ANDREW WEBBER ..	Williton.
MADGE, JOHN	Somerset House, Chard.
MATHISON, JOSEPH.. .. .	Langport.
*NAPIER, HENRY BURROUGHS ..	Ashton Court Estate Office, Long Ashton, Clifton, Bristol.
PARSONS, ROBERT MAURICE PETERS	Misterton, Crewkerne.
PEARCE, JOHN GRIGG	North Curry, near Taunton.
SHUFFLEBOTHAM, JOHN HENRY ..	Staplegrave, Taunton.
SILCOCK, THOMAS BALL, B.SC. (Lond.)	26, Green Park, Bath.
WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet.
WELSH, HUGH.. .. .	Newton Park Estate, Newton St. Loe.

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ALLEN, AUBREY JAMES	The Shantie, Evercreech, S.O.
ALVES, HAROLD NORMAN	21, Norbries Road, Glastonbury.
ASH, FRANCIS EDWARD	11 Ashfield, Chard.
BOON, ERNEST GEORGE FREDERICK	22, Kingston, Yeovil.
COUSINS, WALTER HORACE	Wraxhill, Street.
CULVERWELL, GEORGE LANE ..	23, Maple Grove, Bath.
FARRANT, PERCY	9, Hammet Street, Taunton.
FARWELL, EVELYN WOOD	11, Laura Place, Bath.
FORTUNE, SIDNEY HERBERT.. ..	29, Bloomfield Avenue, Bath.
GODDARD, HENRY GEORGE FREDERICK	14, Hammet Street, Taunton.
HEALE, CHARLES HENRY ROSS..	St. Peter's Vicarage, Williton, Taunton.
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HOSEGOOD, FRANK.. .. .	Aller, Williton.
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MORGAN, IFOR JOHN	Butts, Ilminster.
NICHOLLS, DOUGLAS RICHARD ..	Shelle House, Crewkerne.
NICHOLS, RAYMOND JOHN	Claremont House, Burnham.
NORTHCOTT, FRANCIS FREDERICK	Holyrood Street, Chard.
OLDFIELD, GEORGE HARRY ROBERT	9, Hammet Street, Taunton.
OLDNALL, ROGER WILLIAM, B.A. (Cantab.)	Portswood, Walliscote Road, Weston-super-Mare.
ORCHARD, SIDNEY SAMUEL	St. Creech Michael, Taunton.
PEARDE, CLIFFORD JAMES	The Croft, North Curry, Taunton.
PURSEY, CHARLES	City Surveyor's Office, Wells.
RICHARDSON, CHARLES FREDERICK JAMES	17, The Avenue, Minehead.
RISDON, JOHN PEART	Wiveliscombe.
SHETTLÉ, EDWARD GURNEY	6, Princes Street, Yeovil.
SMITH, DAVID IVOR	15, Charlton Road, Weston-super-Mare.
STEAD, EDWARD JOHN, A.M.I.C.E. .	County Surveyor, Wells.
STEEL, ALEXANDER MCKEAND ..	The Holt, South Road, Taunton.
STONE, HENRY WALCOTT	Lloyd Bank Chambers, North Street, Taunton.
TAYLOR, RUSSELL LEIGH	The Cottage, Maiden Bradley, Bath.
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VILLAR, PHILIP LOVIBOND	Tauntfield House, Taunton.
WADMORE, EDWIN ARTHUR	Wembdon, Bridgwater.
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FLOWER, HENRY GEORGE STANLEY	Woodside, Chewton Mendip, Bath.
JENKINS, FREDERICK LESLIE	The Railway Hotel, Washford.
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STAFFORDSHIRE.

(Warwick, Worcester, Stafford, and South Derby Committee.)

FELLOWS :

BAILEY, PERCIVAL HENRY ASHBY	Valuer's Department, Prudential Chambers, Lichfield Street, Wolverhampton.
BREALEY, REGINALD WOODHOUSE	Daisy Bank, Leek.

BURTON, AMOS, A.M.I.C.E.	Borough Engineer, Town Hall, Stoke-upon-Trent.
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*FODEN, EDWARD ANTROBUS	Teddesley Estate Office, Penkridge.
FORSHAW, EDWARD	Hanley and Springfields Stramshall, Uttoxeter.
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*HARRISON, CHARLES	179, Horninglow Street, Burton-upon-Trent.
HASSAM, ARTHUR	Newcastle.
*HEATON, GEORGE HERBERT	Endon, near Stoke-upon-Trent.
JONES, ARTHUR ERNEST	21, High Street, Hanley.
LYNAM, CHARLES, F.R.I.B.A	Stoke-on-Trent.
LYNAM, GEORGE TROTTER	Town Hall, Burton-on-Trent.
*ROWLAND, JOSEPH SAMUEL	190, Station Street, Burton-on-Trent.
SPEED, WILLIAM ROBERT SYDNEY . .	Wulfrun Chambers, Darlington Street, Wolverhampton.
TERRY, ARTHUR ELLIOTT	The Firs, Compton, Wolverhampton.
THACKER, SIDNEY LEONARD	39, Union Street, Walsall.
VALE, HENRY	16, Darlington Street, Wolverhampton.
WALMSLEY, ARTHUR TINDAL, CAPTAIN	51, Trent Valley Road, Lichfield.
WINTERTON, HARRY JOHN CAMPION . .	St. Mary's Chambers, Lichfield.
WINTERTON, WILLIAM MOXON	30, High Street, Burton-on-Trent.

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BELL, WALLACE ALFRED	54, Bridge Street, Walsall.
BENN, PERCY ARTHUR	Surveyor's Office, Guildhall, Lichfield.
BLADEN, LIONEL MACDONALD WELLS	Stone.
BLOIS, BASIL FREDERIC	Messrs. Owen, Blois & Owen, Newcastle.
BOAST, CHARLES ERIC	Brookside, Normacote, Longton.
BOTT, WILLIAM ALFRED	60, Newcastle Street, Burslem.
CAPPER, WILLIAM	3, Winston Terrace, Porthill, Stoke-on-Trent.
CARTER, WILLIAM LESLIE CASS	21, High Street, Hanley.
CHARLES, MICHAEL THOMAS, B.A. (<i>Cantab.</i>)	Pelsall Hall, near Walsall.
CHILWELL, ERIC ROBERT	Greenside, Wilnecote, near Tamworth.

CRIMES, FREDERIC CHARLES	Kidsgrove Urban District Council, Surveyor's Office, Kidsgrove.
EVANS, RUPERT MAURICE	Bank House, Stafford.
EVERSHED, ALBURY	Albury House, Burton-on-Trent.
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HARRISON, CYRIL H. GILMORE	Swynnerton Estate Office, Stone.
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O'SULLIVAN, TERENCE JAMES	High Bank, Burton-on-Trent.
OWEN, HARRY BERTRAM	c/o Owen, Blois and Owen, Newcastle.
PERKIN, REGINALD JEFFRIES	11, Cole Hill, Tamworth.
PHILLIPS, SYDNEY VERNON	Prudential Chambers, Lichfield Street, Wolverhampton.
PLANT, WILLIAM, A.M.I.C.E.	Borough Hall, Stafford.
POINTON, HAROLD JESSE	13, Albert Street, Newcastle.
PRITCHARD, ANDREW BADEN	Estate Offices, Little Ingestre, Stafford.
RAWSTRON, CHARLES OLIVER	Rural District Council Offices, Lichfield.
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SKIPPER, REGINALD HAYWARD	21, High Street, Hanley.
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LOWDEN, DAVID	Rangemore, Burton-on-Trent.
REEVES, LEONARD	Oldcott, Goldenhill, Stoke-on-Trent.

SUFFOLK.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS :

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*BLENOWE, GEORGE	Bury St. Edmunds.
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DONNE, HENRY	The Abbey Ruins, Bury St. Edmunds.
GARRARD, NORTON BURROUGHS..	Hoxne, Eye.
GIRLING, ROBERT JAMES	Felix Chambers, Felixstowe.
HINES, ERNEST OWEN	Earlham, 8, Anglesea Road, Ipswich.
JEFFERIES, HENRY CHARLES	Parkholme, Ancaster Road, Ipswich.
MAXWELL, DAVID BENJAMIN	Riverside, Great Blakenham, Ipswich.
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*SCOTT, ARCHIBALD LACY	Long Melford.
*SIMPSON, ROBERT THOMAS	Horsecroft, Bury St. Edmunds.
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GRIMWOOD, HERBERT GEORGE	Tankerville House, Norwich Road, Ips- wich.
HALL, THOMAS BIDDLE	Hoxne, near Eye.
HEMPSON, LEONARD AMIS	Spring Vale, Ipswich.
HUGHES, ERNEST WILLIAM	35, Broom Hill Road, Ipswich.
JARVIS, ERNEST HENRY.. .. .	Greycot, Brome, Eye.
JENKINS, WILLIAM LIONEL	Shire Hall, Bury St. Edmunds.
JENNINGS, FREDERICK GEORGE	Gedding Rectory, Bury St. Edmunds.
JONES, THOMAS	Surveyor's Department, Town Hall, Ipswich.
KEMP, HARRY GRAEME	The Elms, Aldringham, Saxmundham.
KING, JOHN LEONARD	c/o Dr. H. D. King, Sudbury.
MITCHELL, WILLIAM CHALMERS	Henham Estate Office, Wangford.

PARKER, FRANK GRANGER	Mildenhall.
PATTISSON, WILLIAM HENRY MUNNINGS	Estate Office, Helmingham.
SEAGO, RALPH WOLLASTON	Custom House Buildings, Lowestoft.
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SMITH, PERCIVAL	Temperance Hotel, Needham Market.
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TURNER, PERCY	Dale Hall, Henley Road, Ipswich.
WOODWARD, HENRY GORDON ..	Station Road, Stowmarket.

STUDENTS :

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SURREY.

(Surrey Committee.)

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APPS, BENJAMIN CHARLES	1, Bury Street, Guildford.
ARIS, JOHN WHITTON, M.A. (<i>Oxon.</i>)	Lois Weedon, Denbigh Gardens, Richmond.
AYLEN, CECIL HUGH	Huntingdon Lodge, Benhill Road, Sutton.
BAVERSTOCK, HAROLD BRIDGE ..	Godalming.
BAXENDALE, FREDERICK GIESEN ..	Corbally, Arbrook Lane, Esher.
BEALE, SYDNEY BENJAMIN	Sutton House, Brighton Road, Sutton.
BLAKE, WILLIAM JOHN	45, High Street, Croydon.
BOND, ERASMUS	Broadlands, St. George's Avenue, Wey- bridge.
BOWDITCH, HENRY	103, George Street, Croydon.
BOXSHALL, HENRY EDWIN, MAJOR	R.E. Office, R.M. College, Camberley.
BOYD, JOHN JERMYN	Heath View, Weybridge.
BRENT, THOMAS	Messrs. Chesterton and Sons, Norbury Manor Estate Office, London Road, Norbury, S.W.
BROWN, ARTHUR ALLEN	83, High Street, Croydon.

CARPENTER, EVAN GEORGE	4, Wellesley Court Road, Croydon.
CHART, CHRISTOPHER	Union Bank Chambers, Croydon.
*CHART, ROBERT MASTERS	The Vestry Hall, Mitcham.
CLUTTON, RALPH WILLIAM	Hartswood, Reigate.
CRAWTER, JOHN	White House, Claygate.
CRESWELL, WILLIAM THOMAS, LIC.R.I.B.A.	Carshalton.
CROW, FREDERICK LEWIS, JUN.	c/o Messrs. Crow, Dorking.
DASH, ROLAND ASHFORD	Oxshott.
DAVIES, JOHN NICHOLLS	12, Stanton Road, Wimbledon.
DEACON, STANLEY MARCUS	Grasmere, Red Down Road, Coulsdon.
*EGGAR, JAMES ALFRED	74, Castle Street, Farnham.
FINN, HERBERT ARCHIBALD	Hillside, St. Mark's Hill, Surbiton.
FREMANTLE, PERCY WARWICK	Hill Brow, Duke's Avenue, New Malden
GALE, HARRY	High Street, Egham.
GRELLIER, HARLEY MAIR	Epsom.
HALE, HARRY BARNES	Milford, Grove Road, Surbiton.
HARPER, EDGAR JOSIAH	Beech Hyrst, Haling Park Road, Croydon.
HARTLEY, TOM PERCY	Letwell, The Grove, Coulsdon.
HAY, PERCY GILBERT	Totland, Clifton Road, Wallington.
HILL, GEORGE FINLAY BURD	18, Woodcote Road, Wallington.
HINKS, HENRY	1, Graham Road, Purley.
HOOPER, EDGAR WILFRED	Haslemere, Beemfort Road, Reigate.
JARMAN, FRANK WILMOT	4, Wellesley Court Road, Croydon.
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LEE, WILLIAM	143½, High Street, Guildford.
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MARTIN, HOWARD	South Lawn, Reigate.
MASON, HERBERT WALTER	The Hutch, Ferndale Road, Banstead.
MELLERSH, ALFRED WILLIAM	Godalming.
MENZIES, WILLIAM	Golspie, Englefield Green.
MESSINGER, WILLIAM HARRY	Town Hall Chambers, Guildford.
NASH, ALFRED JAMES	Farnham.
NEWBORN, CHARLES REGINALD	Whindale, Tadworth.
OSENTON, CHARLES	Leatherhead.
PAGE, GEORGE FREDERICK	Eagle Chambers, Kingston-on-Thames.
PARTRIDGE, EDWARD JOHN	Bank Chambers, 39, George St., Richmond.
PATCH, SHIRLEY HUTCHINS	The Chestnuts, Havelock Road, Addis- combe, Croydon.
PERRIAM, ALFRED JOSEPH	41, Quadrant Road, Thornton Heath.
PHILLIPS, WILLIAM EDWIN	Eagle Chambers, Kingston-on-Thames.
PILDITCH, WILLIAM THOMAS	4, Wellesley Court Road, Croydon.
POTTIER, GEORGE LOUIS	Wannock, Downs Court Road, Purley.
POWER, PERCY TOMES	Egham.
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SHEARBURN, HARRY, B.A. (<i>Cantab.</i>)	Munstead, Godalming.
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*SLATER, CHARLES FREDERICK ..	52 and 53, Cheapside, E.C.
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STEWART, HARRY S., A.R.I.B.A. ..	Clarewood, Limpsfield.
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WARD, HENRY PAYNE.. .. .	Burleigh, Reigate Road, Redhill.
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BENNETT, SYDNEY	Elmhurst, Gloucester Road, Kingston Hill.
BETRIDGE, SIDNEY WOODWARD..	Ferney, Warlingham.
BINNS, MAURICE ALFRED	Fairburn, St. Augustine's Avenue, S. Croydon.
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BRAY, JOCELYN	Southend, Ockham.
BROMLEY, ALAN	Borough Surveyor, Godalming.
BRUZAUD, GEORGE JOSEPH	Highfield End, West Byfleet.
BRYANS, MAURICE EDWARD	c/o Tarrant, Bryans and Co., Weybridge.
BUDGEN, WILLIAM HAROLD	Rosemead, Croham Road, South Croydon.
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CHART, STEPHEN	Greenview, Mitcham.
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COLLINS, JAMES STANLEY	Collinwood, Purley Knoll, Purley.
COLLARD, PERCY WILLIAM	9, Wolverton Avenue, Kingston Hill.
COOKE, LIONEL	104, Park Lane, Croydon.
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DASH, ROYDON ENGLEFIELD ASHFORD	Englefield, Oxshott.
DENSHAM, JOHN BOON	The Warren, Higher Drive, Purley.
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DOW, WALTER JAMES	Arundale, Waterloo Road, Epsom.
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GARDNER, JAMES	19, Grosvenor Road, Richmond.
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CAWTHORP, HAROLD ARTHUR	6, Moreton Road, South Croydon.
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GILLETT, SIDNEY ERIC	The Homestead, Carshalton Road, Sutton.
GLENN, GEORGE FREDERICK	West Byfleet.
GOSNEY, STANLEY HARRY	44, Addiscombe Road, Croydon.
GRANT, JOHN YATES	The White House, Maybury, Woking.
GRANT, JOSEPH	16, Addiscombe Road, Croydon.
GRELLIER, GORDON HARLEY	Epsom.
GRIMWADE, FREDERICK CLIVE	Orwell House, Campden Road, Croydon.
HACK, ADRIAN HENRY	The Knoll, Holmwood.
HAGGIS, ERNEST VICTOR	Crofton, Milbourne Lane, Esher.
HAGGIS, PERCY	Crofton, Milbourne Lane, Esher.
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HARRIS, HORACE SAMUEL	12, Shrubbery Villas, Bushey Road, Sutton.

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HEWITT, FRANK	Karachi, The Drive, Coulsdon.
HIGHWAY, EVON	Glenfin Cottage, White Rose Lane, Woking.
HODGKINSON, NORMAN JOSEPH ..	Hillcote, Yorke Road, Reigate.
HOOLE, RONALD HERBERT.. ..	St. Chad, Doods Park Road, Reigate.
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IBBETSON, THOMAS HENRY	c/o A. J. Goodall, Progress Works, South Croydon.
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JECKELLS, WILLIAM AUGUSTUS ..	Kewhurst, Avenue Road, Wallington.
JENNINGS, WALTER HENRY.. ..	Bemvinda, Queen's Road, Kingston Hill.
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KENNARD, FREDERICK HARRISON	33-35, High Street, Croydon.
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LAWRENCE	Hazon House, Epsom.
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MANN, FREDERICK CHARLES	
THOMAS	Woking.
MARKS, JOHN BARKLY	The Rhedan, Farnham.
MAW, PERCIVAL TRENTHAM	Holmesdale, Nutfield.
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MOLYNEUX, FRANK EUSTACE ..	Chilthorne, Woodcote Grove Road, Coulsdon.
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POTTER, EDGAR WILLIAM	18, Browns Road, Surbiton Hill.
POTTIER, ALFRED	Bosigran, Whytecliffe Road, Purley.
PRESTON, ERIC WATSON	Curlew Hope, Weybridge.
PRESTON, WALTER RONALD	Curlew Hope, Weybridge.
PRIOR, MARK HORE	Holmleigh, Gordon Road, Camberley.
PULFORD, LEONARD CYRIL	The Cedars, Addiscombe.
RANDALL, ERNEST JOHN JAMES ..	The Laurels, Tillingbourne Road, Shalford, Guildford.
RATCLIFF, WILLIAM WATTS	41, Lambton Road, Wimbledon.
ROBERTS, HOWARD	Cisendune Hook, Surbiton.
ROBINSON, FRANCIS WALTER	30, Halford Road, Richmond.
ROWLAND, HAROLD EVANS	2, Station Approach, Purley.
RUDLER, FREDERICK GEORGE	Piercefield, Ennerdale Road, Richmond.
SAYER, HARVEY ROBERT	45, Choumert Road, Peckham, S.E.
SCORER, ALFRED GEORGE	Hillcrest, Chilworth, Guildford.
SEWILL, ARNOLD WATERLOW	The Old Rosery, Redhill.
SHAW, ROBERT WILLIAM	5, Dapdune Crescent, Guildford.
SHEARBURN, WILLIAM IVERY	Culverton Lodge, Dorking.
SHOTTON, JOHN SIDWELL	9, South Park Hill, Croydon.
SKINNER, RUSSELL EDWARD	Penolver, Ridgeway Road, Redhill.
SNOOK, HOWARD VIRTUE	Westfield, West Street, Haslemere.
STACEY, MICHAEL BEDE	Old Bank, Reigate.
STAMFORD, ALFRED ARTHUR	23, Lower Green Road, Esher.
STANLEY, OWEN GEOFFREY	Waverley, Guildford Road, Bagshot.
STEDMAN, CHARLES FREDERICK	Richmond House, Cranleigh.
STEDMAN, ERNEST WALTER	Ennerdale, Brownlow Road, Redhill.
STONE, CYRIL FRANK	Stenfur, Furzefield Crescent, Reigate.
SUMMERFIELD, HORACE	Overdale, Wherwell Road, Guildford.
TAYLOR, ARTHUR BRASSEY	Wynchwood, Foxley Lane, Purley.
THOMAS, WILLIAM REGINALD	4, Coombe Gardens, New Malden.
THOMPSON, NEWTON DUKINFIELD ..	Caterham Valley.
TURNER, ALEXANDER WAKEFIELD ..	Highfield House, Guildford.
WAGSTAFF, FREDERICK HOWARD ..	Carrickbawn, London Road, Thornton Heath.
WEEKES, CYRIL SWAFFER	Estate Offices, Guildford.
WELLER, CYRIL GORDON RAMSAY ..	St. Huberts, South Godstone.
WETENHALL, EDWARD BOX, A.R.I.B.A.	Wyken, Woodside, Wimbledon.
WICKER, JOHN OWEN	9, Belmont Road, Wallington.
WIDDOWSON, GEORGE CLIFFORD	14, Rosemont Road, Richmond Hill.
WIGHTMAN, WILLIAM OSBORNE	Lynton, Dornton Road, South Croydon.
WILKINS, HERBERT RANDOLPH	1, Denzil Road, Guildford.
WILLIAMS, FRANK WARREN	Magnolia, Ennismore Avenue, Guildford.
WILLOUGHBY, FRANK	Estate Office, Merstham.
WOOTTON, THOMAS SYDNEY LEWIS ..	Kintaugh, Ashburton Road, Croydon.
WORDSWORTH, CHRISTOPHER	Brooklands, South Godstone.
YEWDALL, FRANCIS EDWARD	28, Defoe Avenue, Kew Gardens.

ASSOCIATES :

ALVERSTONE, THE RIGHT HON.	
LORD VISCOUNT, G.C.M.G.	Winterfold, Cranleigh.
SETH-SMITH, ARCHIBALD	Silvermere, Còbham.
WHESTON, WRAY WILKINS	Ashleigh, Churchill Road, Guildford.

STUDENTS :

BENNETT, WILLIAM HARRIS	81, Bushwood Road, Kew Green, Surrey.
BERRY, WILLIAM WELLINGTON	Nethergate, 21 Kingston Hill.
CLARKE, FREDERICK EDWARD	37, Larkfield Road, Richmond.
ELLIMAN, JOHN ACWORTH	Longcroft, Links Road, Epsom.
EVANS, WILLIAM KENNETH	71, Chertsey Road, Woking.
FORRESTER, HAROLD	15, Beech House Road, Croydon.
GRANT, HOWARD MERVYN	16, Addiscombe Road, Croydon.
GRAVES, FRANCIS GEORGE	Lavant House, Chipstead Valley Road, Coulston.
HUGHES, GEORGE HENRY	
AUGUSTUS	Camelot, Purley.
KEASLEY, WILLIAM ERIC	31, Bell Street, Reigate.
LIELL, KINGSLEY	Rusthall, Plough Lane, Purley.
MATTHEWS, WILLIAM ANTHONY	Sylvanhurst, Godalming.
MENZIES, RONALD VICTOR	Golspie, Englefield Green.
MILES, EDGAR PEARCE	31, Testard Street, Guildford.
MOLE, HAROLD PEARCE	St. Catherine's, Redhill.
MONTAGUE, CYRIL JOHN	142, Elm Road, New Malden.
PARKER, HERBERT WILLIAM	Claremont, Brighton Road, Sutton.
RAFFIN, NORMAN CECIL	Beltinge, Weydon Hill Road, Farnham.
THOMAS, BERNARD CAMPBELL	24, Cambridge Road, New Malden.
TROLLOPE, JOHN LIGHTFOOT	Greenhayes, Banstead.
WYETH, ALLEN FREDERICK	Fairlands, Alexandra Road, Epsom.
YOUNG, HENRY HARMAN	Balgowan, Dorking.

SUSSEX.

(Sussex Committee.)

FELLOWS :

BANNISTER, MONTAGU DOUGLAS	Buntinghill, Cuckfield.
BASLEY, HAROLD PULLAM	163, North Street, Brighton.
BELL, ALBERT HENRY	Kingsmead, 13, Chatsworth Road, Brighton.
BOWLEY, JOHN CROSS	Clonsah, 24, Gildredge Road, Eastbourne.
BURTENSHAW, ALBERT	Hailsham.
BURTENSHAW, ALBERT KING	Hailsham.
CHASEMORE, PHILIP	Ashleigh, Horsham.

CHEW, HENRY VICTOR	25, Portland Place, Kemp Town, Brighton.
COLGATE, THOMAS	Meeching Court House, Newhaven.
CULVERHOUSE, CECIL GOLDAR FEARN	25, Gloucester Place, Brighton.
DENNISON, JOHN W., F.R.I.B.A. ..	28, Upperton Gardens, Eastbourne.
DOLL, OTTO SIGISMUND	157, North Street, Brighton.
DYER, FREDERICK BURFIELD.. ..	Valuation Office, 25, Gloucester Place, Brighton.
DYER, WILLIAM JOHN	26, Preston Park Avenue, Brighton.
FORD, ANDREW	7, Gildredge Road, Eastbourne.
GARDNER, GILBERT.. .. .	Crawley.
GIBSON, ALEXANDER WILLIAM ..	21, Lauriston Road, Preston Park, Brighton.
GREEN, ARTHUR EDWARD	Inland Revenue, Weimar House, Chi- chester.
HOBGEN, FRANCIS NEALE	East Street, Chichester.
HOBGEN, THOMAS CECIL.. .. .	41, East Street, Chichester.
*INGRAM, WALTER FEILDE	2, St. Andrew's Place, Lewes.
KILLICK, ANTHONY EDWARD.. ..	32, The Avenue, Eastbourne.
KING, FRANK HULME	Horsham.
MARTIN, JOHN PATTINSON	63, High Street, Lewes.
MITCHELL, GEORGE SHARMAN ..	Broadbridge Place, Horsham.
OGILVIE, ROBERT MATHEWSON ..	Market Place, Hayward's Heath.
OVERTON, WILLIAM HENRY	22, Ship Street, Brighton.
PARRIS, CHARLES JOHN	Beechwood, Crowborough.
PARSONS, FREDERICK CECIL	163, North Street, Brighton.
POWELL, HUBERT JOHN.. .. .	Hill Lodge, Lewes.
*POWELL, REGINALD HENRY	Estate Office, Lewes.
REEVE, KINGSNORTH	27, High Street, Rye.
SHERRIN, JOHN LESTER	Iona, Eastbourne.
SMITH, SIDNEY	Southwater, Horsham.
TAYLOR, JOHN HERBERT	Turner's Hill.
TAYLOR, MATTHEW	Chiddingfold, Godalming, Surrey.
TURNER, CHARLES	Oakhurst, East Grinstead.
WALFORD, EDWARD	Fieldcote, East Grinstead.
WARR, GEORGE WALTER.. .. .	Town Hall, Southwick.
WATSON, JAMES BRUCE.	Petworth.
WELCH, FREDERICK WILLIAM ..	170, North Street, Brighton, and 30A, Western Road, Hove.
WILKINSON, THOMAS	170, North Street, Brighton, and 30A, Western Road, Hove.
WOOD, LESLIE STUART	East Grinstead.
WYATT, HERBERT GUY BUCKELL..	North Lodge, Chichester.
*WYATT, OLIVER NEWMAN	East Street, Chichester.

PROFESSIONAL ASSOCIATES :

ANSELL, DOUGLAS GEORGE	Isenhurst, Haywards Heath.
BARTLETT, HERBERT GATES.. ..	39, East Dean Road, Eastbourne.

BEALE, DONALD OLAF CHRISTOPHER	Uckfield.
BEAUMONT, RAYMOND PILBEAM ..	2, Richmond Terrace, Brighton.
BISLEY, CLAUDE VIVIAN	Redriffe, Avondale Road, Hove.
BLABER, MONTAGUE	Hailsham.
BRISSENDEN, CHARLES COOPER ..	Butts, Cousley Wood, Wadhurst.
BROMLEY, HERBERT JOHN ..	57, Terminus Road, Eastbourne.
BURSTOW, RALPH HENRY	46, Station Road, Bexhill-on-Sea.
CALLF, GEORGE STUART	Mill Lodge, Seaford, and Terminus, Buildings, Seaford.
CALLOW, CLAYTON HAROLD	71, London Road, St. Leonards-on-Sea.
CARPENTER, ROBERT HENRY ..	Lyndhurst, Burgess Hill.
CARR, CHARLES WATSON	32, The Avenue, Eastbourne.
CATON, EDMUND PERCY	Norlew, New Street, Horsham.
CHASEMORE, ALEC	Ashleigh, Horsham.
CHILD, CHARLES	Slinfold, near Horsham.
CHILTON, ERNEST ALFRED ..	Molesey House, Uckfield.
COCKERTON, ARTHUR EDMUND ..	Westroyd, Shoreham-by-Sea.
COTCHING, GEORGE FREDERICK ..	26, Chapel Road, Worthing.
COX, REGINALD JOHN	20, Preston Street, Brighton.
EDWARDS, GEORGE PERCY	14, Whyke Road, Chichester.
ELLIOTT, BERNARD	12, The Carfax, Horsham.
FENSOM, REGINALD ROBERT ..	3, Chanctonbury Road, Hove.
GILL, WILLIAM PHILIP	64, Dyke Road, Brighton.
GOODY, GILBERT ALEXANDER ..	Agricultural College, Uckfield.
HAGGER, GEORGE JOHN	Railway Approach, Worthing.
HALL, RODERICK GLENDINNING ..	84, Victoria Drive, Eastbourne.
HODGSON, ARCHIBALD SANFORD ..	Weston's Place, Warnham.
HODSON, ANTHONY GEORGE ..	106, Ditchling Rise, Brighton.
HOLMAN, LUTHER MARTIN	Brooklyn, Ditchling Road, Brighton.
HOWLETT, ARTHUR ROYCE	High Street, Hurstpierpoint.
HUTCHINGS, ALAN	Sutton Estate Office, Seaford.
JACKSON, NORMAN	7, Lancaster Road, Brighton.
LEE, NORMAN ALFRED	Boltro Chambers, Haywards Heath.
LUCAS, JOHN CLAY	Castle Precincts, Lewes.
MARSDEN, HORACE JOHN	25, Gloucester Place, Brighton.
MELLOR, JAMES FREDERICK ..	110, St. James's Street, Brighton.
MILLS, ARTHUR CORFE	Single Oak, Annandale Avenue, Bognor.
NEWBERY, WALTER SAMUEL ..	14, St. Leonards Road, Bexhill-on-Sea.
NEWINGTON, CALEB RICKMAN K.	The Hut, Tivoli Crescent, Preston, Brighton.
NYE, HAYDN PERCIVAL	25, Gloucester Place, Brighton.
PARKER, JOHN	Lealholm, Branksome Road, St. Leonard's-on-Sea.
PARKS, WALTER	51, Havelock Road, Hastings.
PATCHING, EDWARD GLENCAIRN ..	46, London Road, East Grinstead.
PEIRCE, RICHARD GEORGE	65, Fonthill Road, Hove.
PENNINGTON, RICHARD WATSON ..	83, Enys Road, Eastbourne.

PRIOR, ARTHUR SPARKS.. ..	3, St. Michael's Place, Brighton.
PYKE, LEWIS HAROLD.. ..	Black Friars, Battle.
REEVE, GARNET NORMAN	Ashburton, St. Helen's Park Road, Hastings.
ROBBINS, WALTER FRANCIS	Crawley.
ROBERTS, EDWARD LAMPLOUGH	7, Kedale Road, Seaford.
ROOME, FRANK MORRIS	Southfield, Chidham, near Emsworth.
RUSS, ERNEST	155, Freshfield Road, Brighton.
SAUNDERS, LESLIE	32, Upper Rock Gardens, Brighton.
SCOTT, LESLIE	12, Marine Parade, Brighton.
SMITH, GEORGE STUART ST. JOHN	Ivy House, High Street, Uckfield.
STEVENS, BENJAMIN	Heathcote, Little Common Road, Bexhill- on-Sea.
STRIDE, WALTER OSBORN	Messrs. Stride and Son, 63, East Street, Chichester.
TILL TOM RYMER	65, High Street, Hailsham.
TUCKER, ARTHUR HAINES	Capital and Counties Bank, Steyning, and 26, Chapel Road, Worthing.
TURNER, ALBURY CHARLES	Springdale, Glebe Villas, Hove.
UDNY, AUGUSTUS CHARLES	142, Springfield Road, Brighton.
UPTON, THOMAS HERBERT	66, Station Road, Horsham.
WEIR, EDWARD	Municipal Technical College Brighton.
WEST, SIDNEY ARTHUR HENRY	D Co., Kensington Battalion, Royal Fusiliers, Horsham.
WEST, SIDNEY HERBERT	North House, Portslade.
WHEELER, PERCY HARRISKINE	Easebourne, Midhurst.
WOODHAMS, JAMES PERCY	51, Priory Avenue, Hastings.
WOOLNOUGH, JOHN WILLIAM	14, Sea Side Road, Eastbourne.
YOUNG, SIDNEY	Kenmure, Prince Edward's Road, Lewes.

ASSOCIATE :

RIGG, HERBERT ADDINGTON, K.C...	Wallhurst Manor, Cowfold.
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STUDENTS :

BOTTING, MAURICE	District Valuer's Office, Chichester.
BUDGEN, HAROLD VICTOR	25, Grosvenor Road, East Grinstead.
BURT, WALTER LESLIE	Penland, Steyning.
CHITTENDEN, SIDNEY JOHN	33, Norton Road, Hove.
DIPLOCK, PHILIP BERNARD	Thornhill, Hayward's Heath.
LEWONSKI, RAY CARLON	53, George Street, Hove.
PATCHING, ARTHUR CUNNINGHAM	Redlands, Westbrooke, Worthing.
SOGNO, GEORGE FRANK	Broken Hill, Horeham Road.
STEERE, FREDERICK BRICE	12, Eastcourt Road, Worthing.
WILSHER, FRANCIS GORDON	5, Ditchling Road, Brighton.
WINTERBOTTOM, GEOFFREY LESLIE	The Bank House, Burgess Hill.

WARWICKSHIRE.

(Warwick and Worcester Committee.)

FELLOWS:

ABRAMS, JOHN EDWARD	Council House, Birmingham.
*BETTRIDGE, EDWARD	28, Waterloo Street, Birmingham.
BIGWOOD, ERNEST GUY	158, Edmund Street, Birmingham.
BIGWOOD, ERNEST J.	158, Edmund Street, Birmingham.
*BOLAM, CHARLES GODFREY.. ..	Dunchurch, Rugby.
BURNETT, JOHN	Gopsall, Atherstone.
CAVE, HENRY H.	Estate Office, Rugby.
DAWSON, GEORGE CROSBIE	19, Priory Row, Coventry.
DAYKIN, HARRY	Heathcote, Radcliffe Road, Earlsdon, Coventry.
DEER, EDWARD	Stratford-on-Avon.
EVANS, WALTER PEARSON	19, Priory Row, Coventry.
FAYERMAN, GEORGE METCALFE ..	57, The Parade, Leamington.
FISHER, THOMAS GEORGE	18, Bennett's Hill, Birmingham.
FOWLER, GERARD EDMUND.. ..	Colmore House, 21, Waterloo Street, Bir- mingham.
FOWLER, HENRY	6, Waterloo Street, Birmingham.
*FOWLER, RICHARD.. ..	118, Colmore Row, Birmingham.
FOWLER, WILLIAM	69, Temple Row, Birmingham.
*GILPIN-BROWN, WILLIAM DUNDAS	Estate Office, Stoneleigh Abbey, Kenil- worth.
HADLEY, FRANK	18, Bennett's Hill, Birmingham.
HARRIS, ARNOLD ELSMERE	117, Colmore Road, Birmingham.
HARRISON, FREDERICK	District Valuer, Union Street Chambers, Coventry.
HUTCHINGS, WILLIAM ARTHUR ..	The Hollies, Sutton Coldfield.
JONES, URWICK MEREDITH	Warwick Chambers, Corporation Street, Birmingham.
KENWRICK, GEORGE	83, Colmore Row, Birmingham.
LAKIN-SMITH, ERNEST	Colmore House, 21, Waterloo Street, Birmingham.
LANCASTER, SIDNEY JAMES ..	Rates Office, Edmund Street, Birming- ham.
LUDLOW, COLONEL WALTER ROBERT, C.B.	19, Temple Street, Birmingham, and Lovelace Hill, Solihull.
MATHEWS, LEWIS OSLER, M.A. (Cantab.)	12, Waterloo Street, Birmingham.
O'DONAHUE, THOMAS ALOYSIUS ..	Valuation Department, 18, Bennett's Hill, Birmingham.
PAIN, GEORGE LLOYD	44, Russell Terrace, Leamington.
PEARSE, OCTAVIUS BURROUGHS..	Blofield, St. Agnes Road, Moseley, Birmingham.

PINNEY, FREDERICK WYLDBORE

DIGBY

*RAIKES, COLONEL GEORGE

WHITTINGTON

SMITH, FRANK

SMITH, FRANK WILLIAM

SOUTHORN, CHARLES HERBERT

TREMLETT, WALTER WILLIAM

TYPE, MARCUS OSWALD

WATNEY, WALTER DANIEL

WHITLOCK, FRANCIS JOHN

WILLMOT, GEORGE DYOTT

*WILLMOT, JOHN

6, Waterloo Street, Birmingham.

Ragley Estate Office, Alcester.

104, Colmore Row, Birmingham.

Beauchamp Hill, Milverton, Leamington.

38, The Parade, Leamington Spa.

Hartshill, Atherstone.

87, Edmund Street, Birmingham.

18, Bennett's Hill, Birmingham.

The Mart, Bank Street, Rugby.

6, Waterloo Street, Birmingham.

6, Waterloo Street, Birmingham.

PROFESSIONAL ASSOCIATES :

ARCHER, HARRY BARTON

ARMSTRONG, JOHN WILLIAM

WILSON

ARNOLD, OLIVER VAUGHTON

ASH, HORACE JAMES, A.R.I.B.A.

ASHLEY, REGINALD WALKER

ATTENBOROUGH, GEORGE

BAKER, HAROLD

BALLARD, WILLIAM EDGAR,

A.M.I.C.E.

BAYLISS, ALFRED WILLIAM

BEACH, ARCHIBALD WILLIAM

HICKS, MAJOR

BLOORE, HARRY GROSVENOR

BOURNE, HARRY GORDON

BRYAN, ARTHUR

BURN-CALLANDER, CUTHBERT

CLARKE, WILLIAM ERNEST

COLLINS, LEONARD KEYTE

COOK, FREDERICK CHARLES

CULLIFORD, LEONARD ARTHUR,

A.R.I.B.A.

CURRALL, EDWARD PERCY

DEAKIN, FRANCIS HENRY

The Cottage, Belvedere Road, Coventry.

Gannaway Gate, Claverdon.

The Red House, Four Oaks, Sutton Coldfield.

12, Market Place, Nuneaton.

13, Bishop Street, Coventry.

550, Moseley Road, Birmingham.

The Dell, Serpentine Road, Selly Hill, Birmingham.

Estville, Southam Road, Hall Green, Birmingham.

39, Newhall Street, Birmingham.

Eathorpe Hall, Leamington.

83, Greenfield Road, Harborne, Birmingham.

97, City Road, Edgbaston, Birmingham.

Minworth Hall, near Birmingham.

Sherborne, Warwick.

74, Friary Road, Handsworth, Birmingham.

1, Newhall Street, Birmingham.

Council Offices, Nuneaton.

Valuation Department, Union Street Chambers, Coventry.

109, Colmore Row, Birmingham.

Fieldhead, Wesley Park Road, Selly Oak, Birmingham.

DOUGHTY, FRED	Surveyor's Office, Council House, Birmingham.
DRIVER, JOHN ROBERT FARRANT ..	18, Bennett's Hill, Birmingham.
ELKINGTON, CHRISTOPHER GARRETT	Barnt Green, near Birmingham.
FAYERMAN, ALEC GEORGE PERCY, CAPT.	57, The Parade, Leamington.
FITCH, JOHN THOMAS.. .. .	City Surveyor's Department, Council House, Birmingham.
FLOYD, ARTHUR NOEL	31, Upper Grosvenor Road, Handsworth, Birmingham.
GLOVER, CECIL MILLER	Warwick Road, Olton.
GODFREY-PAYTON, ARTHUR	The Bridge House, Warwick.
GODFREY-PAYTON, WALTER	The Bridge House, Warwick.
HAYWARD, FRANK	5, Waterloo Street, Birmingham.
HEDLEY, REGINALD THOMAS FENWICK	31A, Colmore Row, Birmingham.
HINGLEY, JOSEPH BLOOMER.. .. .	Bank Chambers, Nuneaton.
HIPSLEY, FREDERIC WILLIAM ..	102, Edwards Road, Erdington, Birmingham.
HOLBECH, NIGEL LAURENCE ..	21, Bennett's Hill, Birmingham.
HOLBECH, ROBERT CECIL	18, Bennett's Hill, Birmingham.
HOLROYD, JOHN OTHIC	25, Westfield Road, Edgbaston, Birmingham.
HOWKINS, GILBERT	58, Varna Road, Edgbaston, Birmingham.
HUNT, HARRY.. .. .	96, Murray Road, Rugby.
JAMES, JOHN MILTON	Whitchurch, Stratford-on-Avon.
LARGE, JOHN GERALD	18, Bennett's Hill, Birmingham.
MAMMATT, GERALD ARTHUR.. .. .	18, Bennett's Hill, Birmingham.
MATHEWS, HUGH SPENCER	12, Waterloo Street, Birmingham.
MILNE, JAMES LOGIE	Valuer's Office, 18, Bennett's Hill, Birmingham.
NEALE, THOMAS ARCHIBALD.. ..	8, Church Avenue, Water Orton, Birmingham.
ORTON-SMITH, GEOFFREY EWING..	Ocean Chambers, Waterloo Street, Birmingham.
PAGE, ARTHUR REGINALD	Stretton, Hall Green, near Birmingham.
PARRY-JONES, DAVID REGINALD..	Sylvadale, Queen Victoria Road, Coventry.
PARSONS, ARTHUR STANLEY ..	4, Hillaries Road, Gravelly Hill, Erdington.
PERKINS, JOSEPH	86, Willows Road, Balsall Heath, Birmingham.
PINSON, GILBERT	Cobden Buildings, Corporation Street, Birmingham.
PROUSE, ALBERT EDWARD.. ..	51, Upper Holland Road, Sutton Coldfield.

RALPHS, WALTER	880, Coventry Road, Small Heath, Birmingham.
REDFERN, CHARLES FREDERICK ..	Whitehall Chambers, 23, Colmore Row, Birmingham.
RICHARDS, ROBERT HERBERT ..	Estate Office, Canwell, Sutton Coldfield.
SMITHELLS, EDWIN	40, Wellington Road, Edgbaston, Birmingham.
STAFFORD, JAMES NEILSON GREEN-LEES	206, Bristol Road, Edgbaston, Birmingham.
STARLEY, BERNARD	46, Holyhead Road, Coventry.
STEEDS, HERBERT EUSTACE	c/o Couchman and Steeds, 75, New Street, Birmingham.
STOPHER, GEORGE	Corbiere, Maurice Road, King's Heath, Birmingham.
TAYLOR, ALFRED MOULTON	21, Church Hill, Leamington.
TAYLOR, FRANK GEOFFREY	8, Montague Road, Edgbaston, Birmingham.
TAYLOR, WILLIAM THOMAS PERCY	21, Station Road, Kenilworth.
WEBB, ROBERT DUNCAN	Valuer's Department, 18, Bennett's Hill, Birmingham.
WICKENDEN, ARTHUR FRED.. ..	City Surveyor's (Building) Dept., Council House, Birmingham.
WICKHAM, WILLIAM ARTHUR	97, City Road, Birmingham.
WILLIAMS, CHARLES	Valuation Department, Inland Revenue, Coventry.
WILLIAMS, RICHARD JOHN	54, Bristol Road, Birmingham.
WILSON, GEORGE HAROLD SUMNER	95, Hagley Road, Edgbaston, Birmingham.
WOOD, HARRY GEORGE.. .. .	7, Wellington Road, Handsworth, Birmingham.
WOOLLASTON, THOMAS WILLIAM ..	51, Edgbaston Road, Smethwick, Birmingham.
WORRALL, JOSEPH RATCLIFFE ..	3, Somerset Road, Handsworth Wood, Birmingham.

STUDENTS :

BROOKS, ARTHUR HENRY	Woodcote, Harborne Park Road, Harborne, Birmingham.
CHAPMAN, GEORGE HENRY.. ..	Valuation Office, 126, The Parade, Leamington.
COLLINS, CYRIL HART	5, Charleville Road, Handsworth, Birmingham.
DALLOW, LEONARD.. .. .	44, Hawes Lane, Rowley Regis, near Birmingham.
FISHER, GEORGE FREDERICK.. ..	8, Coppice Road, Moseley, Birmingham.

HARPER, JOHN CURTIS.. ..	58, Oxford Road, Moseley, Birmingham.
HOMER, CHESTER JOSEPH	128, Hamstead Road, Birmingham.
JENNINGS, GORDON SOTHAM.. ..	Silverdale, Bloomfield Road, Moseley, Birmingham.
LEA, PERCY LISTER ZAIR	Villette, Wake Green Road, Moseley, Birmingham.
LUDLOW, STRATFORD WALTER ..	Lovelace Hill, Solihull.
MACMAHON, JOHN FRANCIS.. ..	113, Rann Street, Ladywood, Birmingham.
TOMKINS, JOHN WOOLRICHE.. ..	West View, Hayfield Road, Moseley, Birmingham.
TURNER, GEORGE MIDDLETON..	285, Birchfield Road, Birmingham.
WILLIAMS, HERBERT CECIL.. ..	12, Park Hill Road, Harborne, Birmingham.

WESTMORLAND.

(Cumberland and Westmorland Committee.)

FELLOWS:

FULTON, EDWIN ALEXANDER, B.SC. (Edin.)	Estate Office, Sedgwick, near Kendal.
HOGGARTH, ARTHUR	Kendal.
HOGGARTH, LAWRENCE STEELE ..	St. Abbs, Kendal.
*PUNCHARD, FREDERICK BURT ..	Fairbank, Kirkby Lonsdale.

PROFESSIONAL ASSOCIATES:

HARDY, ALAN	Grimeshill Estate Office, Middleton, Kirkby Lonsdale.
HARRISON, ERNEST.. .. .	Nether Barrow, Kirkby Lonsdale.
JACKSON, EDWARD HENRY	Windermere Buildings, Windermere.
JONES, TOM	District Valuer's Office, 52, Kirkland, Kendal.
PUNCHARD, THOMAS WILLIAM ..	4, Belmont, Kendal.
TAYLOR, JOHN	Manchester House, Holme, via Carnforth.

STUDENTS:

ADDISON, ROBERT	Chudleigh, Appleby.
McNAUGHT, JOHN WILLIAM PERCIVAL	Rampholme, Storrs Park, Bowness-on- Windermere.

WILTSHIRE (NORTHERN PART).

(Somerset, Gloucester, and North Wilts Committee.)

FELLOWS :

BAINES, MATTHEW TALBOT, M.A. (<i>Cantab.</i>)	Bowood, Calne.
BISHOP, CHARLES	Regent Circus, Swindon.
BRINKWORTH, ROBERT EDWIN ..	Chippenham.
FERRIS, GEORGE	Milton Manor, Pewsey.
FOGG, THOMAS HOLT	7, Market Place, Chippenham.
HOOPER, ALFRED EGBERT	10, High Street, Marlborough.
JEANS, MARK	Marlborough.
MARSHALL, LIONEL HASLER ..	Chippenham.
MUNDY, HERBERT	Manvers Street, Trowbridge.
PARKER, THE HON. CECIL THOMAS	The Grove, Corsham.
PINEGAR, JAMES REGINALD	Burnham House, Malmesbury.
POWELL, CHARLES REGINALD	
EVERNDEN	Mount Woodlands, Marlborough.
SMITH, CYRIL HERBERT.. .. .	Chippenham.
WATKINS, ROBERT ARUNDEL ..	Castle Combe, Chippenham.

PROFESSIONAL ASSOCIATES :

BERRY, WILLIAM JAMES, N.D.A. ..	Hilmarton Estate Office, Calne.
BISHOP, HORACE STANLEY CHARLES	Clench House, Pewsey.
DAVIES, RHYS WILTSHIRE	37, Regent Circus, Swindon.
FREE, DOUGLAS WILLIAM	Walton House, Marlborough.
HARRISON, HENRY BEAUCHAMP ..	Sutton Benger, Chippenham.
KNUBLEY, MILES PONSONBY.. ..	Steeple Ashton Vicarage, Trowbridge.
LEES, RANDLE BURSLAM	Woodside, Bradford-on-Avon.
NICHOLS, HEDLEY WILLIAM	Edgbaston, Bradford Road, Trowbridge.
PEARSON, GEORGE PARKER	Borough Surveyor's Office, Marlborough.
PUCKRIDGE, PERCIVAL MARTIN ..	Milton, Pewsey.
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SNAILUM, WALTER WADMAN ..	Church Street, and Wingfield Road, Trowbridge.
STANLEY, GERALD	Sunny Croft, Trowbridge.
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STUDENT :

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WILTSHIRE (SOUTHERN PART).
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FELLOWS :

BATH, FRED, F.R.I.B.A.	Crown Chambers and Sandown House, Church Fields, Salisbury.
BRYANT, GEORGE HERBERT, CAPT.	20, Victoria Road, Salisbury.
*CANNING, WILLIAM BROWNE . . .	Salisbury.
CHILD, HENRY JOHN, MAJOR . . .	Royal Engineer Office, Tidworth.
*GATER, CALEB WILLIAM	Salisbury.
HOWES, WILLIAM TROTMAN	Thorpe End, Fowlers Road, Salisbury.
NEWBERY, REGINALD ALFRED . . .	Amesbury, Salisbury.
OLIPHANT, GEORGE A. J.	Elston Hill, Shrewton.
RAVES, BERTRAM ADAMS, MAJOR, A.M.I.C.E.	Dun Cynric, St. Mark's Road, Salisbury.
*RAWLENCE, ERNEST ALFRED . . .	Newlands, London Road, Salisbury.
RIGDEN, FRANCIS	Salisbury.
*SQUAREY, NEWELL WILLIAM PITTS	Bemerton, Salisbury.
*WATERS, EDWARD	The Canal, Salisbury.
WILBRAHAM, EDWARD SIDNEY . . .	Estate Office, St. Giles, Salisbury.
*WOOLLEY, JOHN TURTON	The Castle Auction Mart, Salisbury.
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FULLFORD, CHARLES GEORGE	47, Castle Street, Salisbury.
HALE, FRANCIS EDWARD	52, Fisherton Street, Salisbury.
HAYWARD, JOSEPH	Chitterne House, Codford, S.O.
MILES, HANNAM EDWARD	Slades, East Knoyle, Salisbury.
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WATTS, FRANCIS HENRY	Sandleheath, near Salisbury.
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WORCESTERSHIRE.

(Warwick and Worcester Committee.)

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BUCK, HERBERT WILSON	Pierpoint Street, Worcester.
CHAMBERLAIN, GEORGE ARTHUR RADDON	Whitegates, Enville, near Stourbridge.
CHICHESTER, RICHARD HERBERT ..	Upton-on-Severn.
CRISP, GEORGE FREDERICK	Valuation Office, Inland Revenue, Victoria Road, Malvern.
EDMONDS, JOHN NITCHELL	Wood Farm, Malvern Wells.
EVERY-CLAYTON, REGINALD ARTHUR ERIC	Blackmore Park Estate Office, Hanley Swan, near Worcester.
FIDDIAN, WILLIAM	Old Bank Offices, Stourbridge.
GROVE, ALBERT	1, Parkfield Terrace, Stourbridge.
JOHNSON, CLIFFORD NOEL	19, Priory Street, Dudley.
JOSELAND, CHARLES	Bank Buildings, Kidderminster.
LANDER, SIDNEY MONTEM	Valuer's Office, 3, Sansome Place, Worcester.
LANGFORD, EDWARD THOMAS	The Land House, Arley, near Bewdley.
MEACHER, EDMOND	Worcester Chambers, Pierpoint Street, Worcester.
RIGHTON, EDWARD GRANTHAM	High Street, Evesham.
SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham.
STALLARD, WILLIAM	St. John's House, St. John's, Worcester, and Worcester Chambers, Worcester.

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SHUTTLEWORTH-KING, CHARLES JOHN	Folke, Selborne Road, Worcester.
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WEAVER, HENRY PERCIVAL FRANCIS	Lye, Stourbridge.
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YORKSHIRE.

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ARMYTAGE, SIR GEORGE, BART...	Kirklees, Brighouse.
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BROCKLEBANK, JOHN	Todmorden.
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BROSTER, ROBERT BUCK	Craven Bank Chambers, North Street, Keighley.
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CLARKE, CHRISTOPHER	Charlcot, Bedale.
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EMBLETON, HENRY CAWOOD	Leeds.
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*FOX, CHARLES JAMES	7, Rawson Street, Halifax.
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*HEPPER, JOHN	East Parade, Leeds.
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LEATHER, WILLIAM BEAUMONT ..	The Hollies, Leeds.
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*SMITH, WHEATER	15, Cheapside, Bradford.
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THORP, ROBERT HAYTON	Land of Green Ginger, Hull.
TODD, WILLIAM HENRY, M.I.C.E. ..	County Buildings, Hull.
WALKER, WILLIAM PINCKNEY	Glendale Park Grove, Bradford.
WALSH, JOSEPH FREDERICK	Museum Chambers, Halifax.
WATSON, HERBERT JOHN	6, Lendal, York.
WATSON, JOHN	Cogan Chambers, Bowlalley Lane, Hull.
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WHITE, SAMUEL CYRIL	16, Valley Bridge Parade, Scarborough.
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ARCHER, HAROLD DE BYRLAY	Ridgeway, near Sheffield.
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BALDEN, JOHN WHITELEY	Lowfield, Woodkirk, Dewsbury.
BARNARD, DENNIS CHRISTOPHER.. .. .	Brantwood, The Avenue, Clifton, York.
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BEAL, JOSEPH KYLE	46, Frenchgate, Richmond.
BELLAMY, HARRY	Threlkeld, Woodlands Drive, Harrogate.
BEEVER, ROWLAND.. .. .	24, John William Street, Huddersfield.
BEVERLEY, ROBERT BERTHOLD	Heath House, near Wakefield.
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BRIGHTEN, CLAUDE WILLIAM	Headquarters, York.
BUTTERFIELD, HENRY AMBLER	Borough Engineer's Office, Keighley.
CHAMBERS, JOHN FRANCIS	4, Belgravia, Goole.
CHAMPION, WILLIAM HALL	Woodville, Pitsmoor, Sheffield.
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FOSTER, LEONARD	6, Mexborough Street, Chapeltown, Leeds.
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HARRISON, NORMAN SIMONS.. ..	Hurn Lodge, Beverley.
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HEBBLETHWAITE, CHARLES HENRY	10, Waterhouse Street, Halifax.
HEPPER, EDWARD RAYMOND	Woodcote, Wood Lane, Headingley, Leeds.
HINDMARSH, MICHAEL ANSELM..	St. Catherine's Farm, Skelton, York.
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INGHAM, WALTER	County Hall, Beverley.
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THOMPSON, CLAUDE WILLIAM GEORGE HUGH	Estate Office, Escrick, York.
THOMPSON, THOMAS ERRINGTON ..	Estate Office, Swarcliffe, Birstwith.
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HALL, RICHARD LESLIE CARBY ..	Church House, Roundhay.
HEATON, HUBERT	24, Ackworth Lane, Purston, Pontefract.
IRELAND, BENJAMIN	North Ferriby.
JOHNSON, HENRY DALE.. .. .	56, Wellesley Road, Grove Hill, Middlesbrough.

KELLY, KENNETH GEORGE	Wetherby.
MASSIE, FRANK ERIC	Kensington House, St. John's, Wakefield.
POSTLETHWAITE, JOHN LEWIS ..	36, Windsor Road, Doncaster.
ROSS, ARTHUR ELLERKER	101, Grovehill Road, Beverley.
SCHOFIELD, RILEY	Albert View, Pellon, Halifax.
SHAW, LEONARD	Thorncliffe House, Staincliffe, Batley.
SMITH, ARTHUR WILFRID LUCIUS..	The Old Residence, Ripon.
TATE, ALAN CHARLES RICHMOND..	West Marton, Skipton-in-Craven.

WALES (NORTH).

Containing the Counties of Anglesey, Carnarvon, Denbigh, Flintshire, and Merionethshire.

(Wales (North) Committee.)

FELLOWS :

BIRCH, RICHARD ELWYN, B.A. (<i>Cantab.</i>)	Bryncelyn, St. Asaph, Flintshire.
BOWEN-JONES, WILLIAM THOMAS..	Bronala, Carnarvon.
CRAGG, GEORGE EDWIN.. ..	Cayley Estate Office, Colwyn Bay, Denbighshire.
DYKINS, PHILIP LLEWELYN	Pendre, Holywell, Flintshire.
EVANS, SAMUEL	County Offices, Mold, Flintshire.
GARDINER, ROBERT STRACHAN ..	Hawarden Estate Office, Hawarden, Flintshire.
JONES, EDWARD LLOYD.. ..	Plas-Isa, Rhosymedre, Ruabon, Denbighshire.
*JONES, WILLIAM EDWARD	Anglesey Estate Office, Graig, Llanfairpwll, Anglesey.
LYNES, HUMPHREY DOD.. ..	The Halkyn Estate Office, Holywell, Flintshire.
MACNICOLL, DOUGLAS HENRY ..	Derwas, Abergele, Denbighshire.
MORE, WILLIAM HENRY.. ..	Crown Lodge, Harlech.
*PICKERING, WILLIAM CLOVES ..	Rhewl House, Mostyn, Flintshire.
*PORTER, JOHN MERRY	Estate Office, Colwyn Bay.
ROBERTS, JOHN, N.D.A.	Maestegfryn, Towyn, Merionethshire.
YALE, GEORGE FREDERICK	
CUNNINGHAM	Estate Office, Pwllheli.

PROFESSIONAL ASSOCIATES :

EVANS, EDWARD ARTHUR, B.SC., A.M.I.C.E.	Frondeg, Carnarvon.
GREGORY, DOUGLAS	Buena Vista, Penrhyn View, Colwyn Bay.
HAMMICK, GEORGE FREDERICK . .	Harlech, Merionethshire.
HUGHES, WILLIAM DONNE PRICE . .	Metropolitan Bank, Mostyn Street, Llandudno.
JONES, EVAN ROBERT PULESTON . .	Stanwick, Fairbourne, Merioneth.
JONES, ROLAND THOMAS	Glanafon, Menai Bridge, Anglesey.
MORE, JOHN NOVIS	Crown Lodge, Harlech.
PARKER, GEORGE	The Elms, Pulford, near Wrexham.
PARRY, DAVID MORRIS	Gwynfryn, Pwllheli.
PARRY, WALTER JOHN	The Cottage, Conway.
PIERCE, THOMAS HARLE	Victoria House, Abergele, Denbigh- shire.
PRICE, GEORGE STANLEY	Ivy Dene, Rhos-on-Sea, Colwyn Bay.
TOWER, HUGH CHRISTOPHER . . .	Peniarth Estate Office, Towyn, Merioneth- shire.
WILLIAMS, MORRIS HUGHES . . .	Cwrdu, Llanedwen, Llanfair, P.G.

STUDENTS :

EDWARDS, JOHN WYN	Tan-y-fron, Abergele, Denbighshire.
EVANS, ROBERT CECIL	Bodeirian, Egerton Street, Wrexham.
JONES, CHARLES PHILLIPS	The Metropole, Abergele, Denbighshire.
PIGGOTT, GEORGE BERNARD	Fronaig, Barmouth, Merioneth.
PORTER, JOHN LAWRENCE	Braeside, Colwyn Bay.
ROBERTS, JOHN CONWAY	Valuation Department, Post Office Chambers, Colwyn Bay.

WALES (Mid).

Containing the Counties of Montgomery and Radnor.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS :

ADDIE, JOHN HEATHCOTE	Powis Castle Estate Office, Welshpool, Montgomeryshire.
*ADDIE, WILLIAM FORRESTER ..	Powis Castle Estate Office, Welshpool, Montgomeryshire.
GRANT, JAMES.. .. .	Glandwr, Llanidloes, Montgomeryshire.
GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
MORRIS, EDWARD HENRY.. ..	Clive Place, Welshpool, Montgomeryshire.
OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
*POUNDLEY, JOHN EDWARD	Kerry, Newtown.

PROFESSIONAL ASSOCIATES :

LLOYD, FRANK HUMPHREYS.. ..	St. David's, Milford, Newtown, Montgomeryshire.
MACKINTOSH, WILLIAM SMITH ..	Baileymawr, Penybont, Radnorshire.
SYMS, REGINALD HARDY	County Surveyor's Office, Newtown.

STUDENT :

EVANS, DAVID	Upper Main, Meifod, Welshpool, Montgomery.
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WALES (South).

Containing the Counties of Brecknock, Cardigan, Carmarthen, Glamorgan, and Pembroke.

(Wales (South) and Monmouthshire Committee.)

FELLOWS :

ARNOLD, THOMAS	The Park, Llanelly, Carmarthen.
BLOSSE, HENRY LYNCH.. ..	Worcester Chambers, Swansea.
BROWN, WESTGARTH FORSTER ..	Guildhall Chambers, Cardiff.
*CORBETT, EDWIN WORTLEY	
MONTAGU	Bute Estate Office, Castle Street, Cardiff.
DAVID, EDMUND USSHER	4, Park Place, Cardiff.
DAVIES, CYRIL FROODVALE	Haifre, Llanwrtyd Wells.
DAVIES, DAVID THOMAS.. ..	33, Park Place, Cardiff.
*DAVIES, JOHN MORGAN.. ..	Froodvale, Llanwrda, Carmarthenshire.

EVANS, ARTHUR OWEN	Dale Fort, Dale, Milford Haven.
EVANS, DAVID.. .. .	6, Laura Place, Aberystwyth.
FORESTIER - WALKER, CHARLES EVELYN	31, Charles Street, Cardiff.
FRANCIS, JOHN.. .. .	The Mount, Carmarthen.
FURMEDGE, JOHN HARRIS	Penmyarth, Crickhowell.
GRIFFITHS, WILLIAM	Gelley-Wernen Estate, Llanelly, Carmar- thenshire.
GRIFFITHS, WILLIAM THOMAS ..	Uplands, Tygwyn Road, Penylan, Cardiff.
HARPUR, WILLIAM, M.I.C.E.	Town Hall, Cardiff.
HERN, SAMUEL.. .. .	93, St. Mary Street, Cardiff.
HEWS, THOMAS GREENSLADE.. ..	8, Clarendon Road, Sketty, Glam.
HINCHSLIFF, EDWARD ROBERT ..	Urban District Council Office, Barry.
JENKINS, CHARLES HERBERT BLEWITT	District Valuer, The Laurels, Neath, Glam.
JENKINS, HAROLD JOHN	4, College Street, Swansea.
LEEDER, ERNEST HOLTHAM	46, Waterloo Street, Swansea.
MORRIS-DAVIES, JAMES GEORGE ..	Hafod Estate Office, Devil's Bridge S.O., Cardiganshire.
OSMOND-SMITH, FRANCIS HENRY GEORGE, M.R.A.C.	County Council Offices, Cardiff.
OWEN, THOMAS HENRY RULE	High Street, Haverfordwest, Pembroke- shire.
OWEN, THOMAS RULE	High Street, Haverfordwest, Pembroke- shire.
PASCOE, JOHN BARRON	5, Richmond Road, Swansea, and Cardi- gan Chambers, 6, College Street, Swansea.
*PRICE, FRANCIS HOLBORROW GLYNN	7, Picton Place, Swansea.
PRITCHARD, HENRY A.	Royal Agricultural College, Cirencester, and St. Fagan's, Cardiff.
PRITCHARD, HERBERT ALFRED ..	Valuer's Office, 13, St. Andrew's Crescent, Cardiff.
PUDDICOMBE, WILLIAM PHIPPEN ..	Council Offices, Mumbles, near Swansea.
PUGH-JONES, DAVID	County Architect, County Hall, Cardiff, and Colchester Avenue, Cardiff.
RANDALL, JOHN MORGAN	Dunraven Estate Office, Bridgend, Glam.
RANDELL, FRANCIS WILLIAM	Frondeg, Langland, Swansea.
REES, WILLIAM JOHN	The Laurels, Swansea.
ROBERTS, JOHN	28, Fisher Street, Swansea.
SEEL, ROBERT HAROLD	Theatre Royal Chambers, Cardiff.
SELWYN, WILLIAM INGRAM	46, Waterloo Street, Swansea.
THOMAS, ILLTYD	17, Quay Street, Cardiff.
WALES, HENRY T.	Bank Chambers, Castle Square, Swansea.
WEBB, CLARENCE ALBERT	16, Plymouth Road, Penarth, Cardiff.
WILLIAMS, GERALD GARNONS	Ashburnham Estate Office, Burry Port.
WILLIAMS, RICHARD ERNEST HAVARD	The Elms, Struet, Brecon.

PROFESSIONAL ASSOCIATES :

ARNOLD, WILLIAM RICHARD	Cheriton, Vicarage Road, Morriston, S.O., Glamorganshire.
ARTHUR, THOMAS BEVAN	54, King Street, Carmarthen.
BENNETT, ARTHUR JOHN	1, Montpelier Terrace, Swansea.
BENNETT, FRANK WILLIAM	8, Rosehill Road, Swansea.
BEVAN, OSWALD PERCIVAL	Express Chambers, Merthyr Tydfil.
BOOTH, HOWARD EDWIN	Land Valuation Offices, Brecon.
BROADHEAD, CHARLES ALFRED ..	7, Bernard Street, Uplands, Swansea.
CLARK, PHILIP LOCKHART	13, St. Andrew's Crescent, Cardiff.
CLARKE, THOMAS GUY	48, Cardiff Road, Llandaff.
COOK, THOMAS	50, Sandringham Road, Cardiff.
DAVID, GEORGE WILLOUGHBY, B.A. (<i>Cantab.</i>)	Old Bank Chambers, 27, High Street, Cardiff.
DAVID, LEWIS WOOLLEY, B.A. (<i>Cantab.</i>)	Old Bank Chambers, 27, High Street, Cardiff.
DAVIES, HERBERT BYRON	Paris House, West Street, Fishguard.
DAVIES, JOHN LLEWELLYN	13, Vere Street, Cadoxton-Barry.
DAVIES, JOHN SIMON	56, Morfa Street, Bridgend, Glam.
DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	Valuation Department, Inland Revenue, 19, Northampton Place, Swansea.
DAVISON, PERCY	Estate Office, Wenvoe, near Cardiff.
EDWARDS, SPENCER	205, Richmond Road, Cardiff.
EVANS, DAVID	Fairlea, Loveden Road, Aberystwyth, Cardiganshire.
EVANS, GLYNN	Roslyn House, Sketty, Swansea.
EVANS, HENRY MONTAGUE	City Engineer's Department, City Hall, Cardiff.
EVANS, JOHN WILLIAMS PERCIVAL	4, Brynmawr Terrace, The Watton, Brecon.
EVANS, SAMUEL BOWLIE	109, St. Helen's Avenue, Swansea.
FORREST, WILLIAM	Windsor Estate Office, St. Fagan's, Cardiff.
GOFF, WILLIAM SETTEN	167, Richmond Road, Cardiff.
HARPUR, FRED	197, Severn Road, Cardiff.
HEAVEN, FRANK HENRY, A.R.I.B.A.	39, Coronation Street, Aberkenfig, Bridgend, Glam.
HOLDEN, NORMAN	Plymouth Estate Office, St. Fagan's, near Cardiff.
HOMFRAY, HERBERT RICHARDS ..	32, Charles Street, Cardiff.
HOOPER, STANLEY	Bryngwili, Knoll Avenue, Swansea.
HUGHES, WILLIAM PARRY	7, King Street, Carmarthen.
HUMPHREYS, REGINALD	Hazelhurst, Neath Road, Maesteg, Glam.
JAMES, JOEL JENKINS	Pantyphillip, Dwrbach, Pembrokeshire.
JAMES, W. ROWLAND	6, Nott Square, Carmarthen.
JENKINS, ALBERT HENRY HOPKIN	Blackmill, near Bridgend, Glam.

JOHN, DAVID HOPKIN	Ransford, Suffolk Place, Porthcawl, Glam.
JONES, DAVID LLEWELLYN	2, Muriel Terrace, Dowlais, Glam.
JONES, RICHARD LEWIS.. .. .	Penwenallt, Newcastle Emlyn.
JONES, ROBERT JOHN	35, Grove Terrace, Penarth, Cardiff.
KILFORD, WILLIAM GEORGE.. ..	c/o Welsh Town Planning & Housing Trust, Ltd., 21, Park Place, Cardiff.
LEE, JOHN PINCKE	Yniscedwyn House, Gurnos, Glam.
LLOYD, CYRIL HERBERT POWELL	The Heath, Bridgend, Glam.
LOVELUCK, EDWARD	33, Park Street, Bridgend, Glamorgan- shire.
MILTON, FREDERICK	9, Gordon Road, Roath, Cardiff.
MOWBRAY, CLYDE BERNARD	4, South Prospect, Swansea.
MURRAY, PENRY JOHN	Cefn Parc, Brecon.
NICHOLLS, CHARLES WILLIAM .. .	District Valuer's Office, The Elms, Struet, Brecon.
OSBORNE, HARRY EDGAR	Caemain, Nelson, Cardiff.
OWEN, THOMAS	Tyddyn, Llanfihangel, Aberystwyth, Cardiganshire.
PALMER, ROBERT SIDNEY	8, Chaddesley Terrace, Swansea.
PHILLIPS, WILLIAM NEWTON.. ..	Cawdor Estate Office, Carmarthen.
PRICE, DANIEL HENRY	Surveyor's Office, Aberbargoed, Mon.
PRICE, THOMAS GEORGE.. .. .	Black Lion, Cross Hands, Llanelly.
PROSSER, ROGER, B.Sc.	District Valuer's Office, The Elms, Struet, Brecon.
PUNTER, PERCIVAL ALAN	19, Grove Road, Bridgend, Glam.
REES, MORGAN.. .. .	Penydre House, Neath, Glamorganshire.
RICHARDS, JOHN SYDENHAM	3, Trinity Place, Swansea.
ROBERTS, EDWARD THOMAS.. ..	Arosfa, Sketty Road, Swansea.
ROBERTS, JOHN HUBERT	19, Heathfield Street, Swansea.
RODERICK, WILLIAM DAVID.. ..	Brynhyfryd, The Parade, Ton Pentre, Glam.
ROGERS, JOHN	West House, Goring Road, Llanelly.
SAMUEL, WILLIAM WILFRID.. ..	23, Ena Avenue, Neath.
SINGER, WILLIAM HENRY	Woodside, Highwalls, Dinas Powis, Glam.
TAYLOR, FREDERICK HALE	c/o D. Roberts, 19, Heathfield Street, Swansea.
TAYLOR, HAROLD TOM	16, Beechwood Road, Uplands, Swansea.
THOMAS, ARTHUR JOHN.. .. .	Eastfield, St. Thomas, Swansea.
THOMAS, EDMUND WILLIAM.. ..	2, Station Road, Cymmer, Port Talbot, Glam.
THOMAS, ROBERT ROGERS	36, Bryn Road, Swansea.
THOMAS, THOMAS DAVID.. .. .	182, High Street, Treorchy, Rhondda, Glam.
THOMAS, WILFRID BOWEN	7, King Street, Carmarthen.
TODD, BENJAMIN JOSEPH GRAVES..	16, Montgomery Street, Cardiff.
TREMELLEN, ENNER THORNEY .. .	Clifton House, Aberdare.
WALKER, JOHN WILLIS	Oaklands, Efail-Isaf, near Pontypridd.

WALTERS, WILLIAM DAVID	1, Llanfair Road, Penygraig.
WATKINS, JOHN OLIVER	Siddall House, Alexandra Road, Swansea.
WATTS, DAVID CHRISTOPHER.. ..	Llanmihangel Place, Cowbridge, Glam.
WILLIAMS, DANIEL SMITH	2, Lan Park Road, Pontypridd, Glam.
WILLIAMS, EDGAR DAVID	Bryncethin Farm, near Bridgend, Glam.
WILLIAMS, HOWARD	242, Newport Road, Cardiff.
WILLIAMS, JOSEPH	9, Roath Court Road, Cardiff.
WOOSNAM, RALPH WILLIAM	Ceffnllysgwynne, Builth-Wells, Breconshire.
YEO, WILLIAM HENRY	Caegarw, Court Colman, Bridgend, Glamorganshire.

STUDENTS :

DAVIES, DAVID LESLIE.. ..	10, Claude Road, Cardiff.
DAVIES, EVAN.. ..	Unity House, Aberdare, Glam.
DAVIES, JOHN	Ash Grove, Church Road, Bridgend, Glam.
DAVIES, JOHN TREVOR REES.. ..	Salvia House, Millbank, Haverfordwest.
EVANS, EVAN MEURIG	Credo, Alexandra Road, Aberystwyth.
EVANS, JOHN EDGAR VAUGHAN.. ..	18, Victoria Street, Ton Pentre, Rhondda.
EVANS, THOMAS JOHN	Tymaen, Porthcawl, Glam.
EVANS, WILLIAM CECIL.. ..	9, Devonshire Place, Port Talbot, Glam.
HONE, JOHN ALFRED	c/o E. M. David, 4, Park Place, Cardiff.
JAMES, FRANCIS TREVOR	65, Gwydr Crescent, Swansea.
MORGAN, IVOR WALTER.. ..	1, Wellington Place, Brecon.
OGDEN, JOHN CECIL BLAIR	Longland View, Margam, Port Talbot, Glam.
PATON, HENRY EDGE JENKINS.. ..	4, West End, Llanelly.
PRICHARD, JAMES THOMAS	Manselton Villas, Ferryside, Carmarthen-shire.
REES, FREDERICK WILLIAM	1, Lan Park Road, Pontypridd, Glam.
SAMUEL, DAVID SYDNEY	Tanlan, Llanelly.
SAMUEL, RONALD ASTLEY	Tanyrallt, Eaton Grove, Swansea.
SANDERS, CHARLES FLETCHER	14, Conway Road, Cardiff.
THOMAS, IDRIS MALDWYN.. ..	Mintaro, North Road, Aberystwyth.

SCOTTISH COMMITTEE.

FELLOWS :

ADAM, THOMAS.. ..	27, Union Street, Glasgow.
AITKEN, JOHN MALCOLM.. ..	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
AITKENHEAD, WILLIAM	Roughlands, Carron, Stirlingshire.
ALLAN, ROBERT	Halfway House, Whitburn.

ANDERSON, ROBERT.. .. .	Property Agent, 95, Bath Street, Glasgow.
BAKER, ERNEST JOHN	H.M. Dockyard, Rosyth, Dunfermline.
BARR, JAMES	221, West George Street, Glasgow.
BAXTER, JOHN.. .. .	243, St. Vincent Street, Glasgow.
BEATTIE, GEORGE LENNOX	136, George Street, Edinburgh.
BELL, ANDREW WALKER.. .. .	26, Queen Anne Street, Dunfermline.
BELL, GEORGE.. .. .	212, St. Vincent Street, Glasgow.
BINNIE, THOMAS	207, Hope Street, Glasgow.
BLAIR, ALEXANDER.. .. .	9, Wemyss Place, Edinburgh.
BLAIR, THOMAS	Hoprig Mains, Gladsmuir, Haddingtonshire.
BROWN, CHARLES	Kerse Estate Office, Falkirk, Stirlingshire.
BROWN, WILLIAM	63, John Street, Glasgow.
BRYDEN, CHARLES JOHN BAXTER..	167, St. Vincent Street, Glasgow.
BURNET, FRANK	180, Hope Street, Glasgow.
CAMERON, ANGUS	Seafield Estates Office, Elgin.
CANCH, THOMAS RICHARD	3, Greenbank Crescent, Morningside, Edinburgh.
COLES, WALTER GEORGE.. .. .	Board of Agriculture for Scotland, 29, St. Andrew Square, Edinburgh.
CÓNNOR, GEORGE HARRY ADAMS	Estates Office, Longniddry, Haddingtonshire.
CONSTABLE, GEORGE WILLIAM ..	Traquair Estate Office, Innerleithen.
CUNNINGHAM, ROBERT	Branxholme, Hawick, Roxburghshire.
CURRIE, ARTHUR LORIMER	192, Ledard Road, Langside, Glasgow.
DAVIDSON, CHARLES	Terrace Buildings, Paisley, Renfrewshire.
*DAVIDSON, JAMES INGLIS	Saughton Mains, Corstorphine, Midlothian.
DAVIE, ALEXANDER.. .. .	7, Herries Road, Pollokshields, Glasgow.
DAWSON, ROBERT ALEXANDER ..	The Farm, Gordon Castle, Fochabers.
EDGAR, JAMES.. .. .	Poltalloch Estate Office, Lochgilphead.
FRASER, GEORGE JOHN JAMES	
HAMILTON GORDON	Dalzell Estate Office, Motherwell.
FRASER, THOMAS SMELLIE	209, St. Vincent Street, Glasgow.
FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
FREW, GORDON THOMSON	216, West George Street, Glasgow.
GEDDES, CHARLES DAVID	21, Young Street, Edinburgh.
GILCHRIST, JOHN	81, Hope Street, Glasgow.
GLEN, JAMES	Ashfield, Park Place, Stirling.
GORDON, ALEXANDER WILLIAM	
ROBERT	Queensgate, Inverness.
GRAHAM, MUNGO MACDOUGAL ..	21, Bath Street, Glasgow.
GRAY, JOHN	18, Ochil Street, Alloa.
HAMILTON, CHARLES	Path Park, Laurieston, Falkirk.
HAMILTON, JOHN COCHRANE ..	53, Hanover Street, Edinburgh.
HAMILTON, THOMAS WELSH.. ..	Mansion House, Greenock.
HARKNESS, JOHN	2, Barns Terrace, Ayr.
HART, JOHN	Cowie Mains, Stonehaven, Kincardineshire.

HENDRY, ROBERT	25, Herries Road, Maxwellpark, Glasgow.
HORSBRUGH, CHARLES EDWARD ..	Blairquhosh, Blanefield, Glasgow.
HOWATT, WILLIAM	146, Buchanan Street, Glasgow.
HOWATT, WILLIAM HENRY	146, Buchanan Street, Glasgow.
INGRAM, CECIL WALTER	100, Princes Street, Edinburgh.
IRNSIDE, WILLIAM DALTON	3, Golden Square, Aberdeen.
JOHNSTONE, JAMES	Alloway Cottage, Ayr.
KIRKWOOD, CHARLES	61, West Regent Street, Glasgow.
KNOX, ALEXANDER	53, Bothwell Street, Glasgow.
LAING, DAVID TAYLOR	20, Bridge Street, Glasgow.
LAMMIE, GEORGE	138, Hope Street, Glasgow.
LEEST, FREDERICK CHARLES	H.M. Dockyard, Rosyth.
LIGHTBODY, FORREST HAY	53, Queen Street, Edinburgh.
LOGAN, JAMES	Coltness, Wishaw, Lanarkshire.
MACCALLUM, ALEXANDER DUNCAN	2, Ethel Terrace, Mount Florida, Glasgow.
MACDONALD, RANALD RODERICK ..	16, Union Terrace, Aberdeen.
MACDOUGALL, ROBERT	63, John Street, Glasgow.
McHARRIE, STAIR	Rephad, Stranraer, Wigtownshire.
McKIE, HENRY BANNERMAN	Freeland, Bishopston, Renfrewshire.
MACKINTOSH, JOHN	Architect's Department, H.M. Prison Commission for Scotland, Edinburgh.
McLAREN, JOHN THOMAS	The Leuchold, Dalmeny Park, Edinburgh.
McMICHAEL, JAMES	1, Argyll Arcade, Glasgow.
MACPHERSON, WILLIAM	Montrose Estate Office, Catter House, Drymen, Stirlingshire.
MAKINS, JAMES VINCENT	30, George Square, Glasgow.
MARWICK, THOMAS PURVES	43, York Place, Edinburgh.
MATHER, JAMES	Dinwoodie, Davidson's Mains, Midlothian.
MIDDLETON, JAMES	Estate Office, Braehead, Kilmarnock.
MILLAR, ALEXANDER WALKER	126, High Street, Kirkcaldy, Fifeshire.
MILLER, WILLIAM MITCHELL	12, St. Andrew's Square, Edinburgh.
MITCHELL, GEORGE BENNETT	148, Union Street, Aberdeen.
MURDOCH, ROBERT	91, Maxwell Road, Glasgow.
MURRAY, JOHN CAMPBELL	Pollok Estates Office, 216, West George Street, Glasgow.
MURRAY, JOSEPH	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
MURRAY, WILLIAM WATSON	Catter House, Drymen, Stirlingshire.
OLDRIEVE, WILLIAM THOMAS, F.R.I.B.A.	H.M. Office of Works, Edinburgh.
PARK, ALEXANDER	175, Hope Street, Glasgow.
PATERSON, JOHN SALMON	Valuation Department, Blackfriars House, Perth.
PURDIE, ANTHONY	241, West George Street, Glasgow.
PURVES, JAMES	Dunskey Estate Office, Portpatrick
RALSTON, ANDREW AGNEW	Philpstoun House, West Lothian.
RALSTON, CHARLES WALLACE	Dabton, Thornhill, Dumfriesshire.
RANKINE, DAVID	238, West George Street, Glasgow.

RANKINE, DAVID, JUN.	238, West George Street, Glasgow.
RENTON, JAMES	Sunbank, Perth.
ROBB, WILLIAM JOHNSTON	53, Bothwell Street, Glasgow.
ROBERTSON, JOHN	Panmure Estate Office, Carnoustie, Forfarshire.
SALMOND, WILLIAM.	6, High Street, Dundee.
SAMSON, DAVID THOMAS	Seafeld Estates Office, Cullen, Banffshire.
SHARP, JOHN GRANT	172, Buchanan Street, Glasgow.
SIMPSON, CECIL JOHN WILLIAM	H.M. Office of Works, Parliament Square, Edinburgh.
SMART, JAMES	29, Waterloo Place, Edinburgh.
SMITH, JONAH WALKER	Local Government Board, George Street, Edinburgh.
SMITH, ROBERT	Cranstoun-Riddell, Ford, Midlothian.
SMITH, THOMAS	The Castle, Maybole.
STEVENSON, ALLAN.	14, Cathcart Street, Ayr.
TANNAHILL, ROBERT DUNLOP	Lands Valuation Office, Kilmarnock.
THOMSON, JOHN LORIMER	Valuer's Department, 31, Albert Square, Dundee.
TURNER, JOSEPH HARLING	Portland Estate Offices, Kilmarnock.
WALKER, ALEXANDER	249, George Street, Glasgow.
WALKER, JOHN.	74, Bath Street, Glasgow.
WALLACE, THOMAS DOUGLAS.	Chamberlain's Office, Hamilton Palace, Hamilton.
WILLS, JOHN BROOM	15, Bellgrove Street, Glasgow.
WILSON, JAMES, C.A.	135, Wellington Street, Glasgow.
YOUNG, HENRY STEPHEN MATTHEWS	Heathfield, Irvine, Ayrshire.
YUILLE, ROBERT	70, South Portland Street, Glasgow.

PROFESSIONAL ASSOCIATES :

ADDIE, ROBERT	9, Devanha Gardens, Aberdeen.
AITCHISON, JAMES GRAY	Victoria Cottage, Woodside Place, Shettleston, Glasgow.
AITON, ROBERT SCOTT	The Cottage, Lennel, Coldstream, Berwick.
BALLANTINE, WILLIAM ARCHIBALD	Glasgow Road House, St. Ninians, Stirling.
BALLANTYNE, JAMES ROGERSON.	2, Montgomerie Terrace, Mount Florida, Glasgow.
BALLENTINE, DAVID	Hoddam Estate Office, Ecclefechan, Dumfriesshire.
BLAIR-IMRIE, HEW	Lunan House, Montrose.
BORLAND, JOHN CAMPBELL.	Renfield Kirn, Argyllshire.
BOWIE, ALEXANDER, JUN.	4, Glebe Avenue, Kilmarnock, Ayrshire.
BOYNE, WILLIAM	Brummel Brae, Banff.

BRAND, JAMES DOUGLAS.. ..	Westburn, Drumchapel, Glasgow.
BREBNER, ROBERT FREDERICK ..	Glasserton Estate Office, Isle of Whithorn, Wigtownshire.
BRODIE, MATTHEW SCOTT	39, Wellmeadow, Paisley.
BROWN, ALEXANDER	Heathery Knowe, Glasgow Road, Wishaw, Lanarkshire.
BROWN, JAMES.. .. .	11, Melrose Gardens, Kelvinside, N. Glasgow.
CAMERON, ALEXANDER CRAWFORD	104, West Graham Street, Glasgow.
CAMERON, CHARLES GRANT	Brae Cottage, Hopeman, Morayshire.
CAPE, JAMES DUNCAN	Ardcairn, Blackness Avenue, Dundee.
CLARK, ALEXANDER MUIRHEAD..	Ellandonan, Inverness.
COKER, RALPH HECTOR.. ..	12, Edgemont Gardens, Langside, Glasgow.
CORBETT, WILLIAM.. .. .	28, Arlington Street, Glasgow.
CRAIG, ALEXANDER BALFOUR.. ..	6, Castle Terrace, Broughty Ferry.
CRAIG, ANDREW, JUN.	Ryesholm, Dalry, Ayrshire.
CRAWFORD, ANDREW RENNIE, LIC.R.I.B.A.	65, Clarkston Road, Cathcart, Glasgow.
CRICHTON, JAMES STUART	111, George Street, Oban, Argyle.
DAKERS, EDWARD JOHN WILLIAM	Blairard, Fotheringham Road, Ayr.
DARLING, JOHN	25, Pitcullen Terrace, Perth.
DAVIDSON, GEORGE SPENCE, D.S.C.	Saughton Mains, Corstorphine, Midlothian.
DOCHERLY, JOHN, JUN.	Valuation Department, 28, Queensgate, Inverness.
DONALDSON, JAMES	Athol Cottage, West Kilbride, Ayrshire.
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DUNCAN, HARRY	Greenhead, Stanley, Perthshire.
FERGUSON, ROBERT.. .. .	42, Finlay Drive, Dennistoun, Glasgow.
FOULIS, ARCHIBALD KEITH	5, Calder Street, Motherwell.
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HOWIE, JOHN.. .. .	Connelstone, Kilbirnie, Ayrshire.
HUME, JOHN	30, Eastfield, Joppa, Edinburgh.
HUNTER, JOSEPH	308, Byres Road, Glasgow.
JACKSON, LAMBERT	35, Woodside Quadrant, Glasgow, W.
JOHNSTON, ROBERT WILLIAM.. ..	28, West Mount Street, Aberdeen.
LAIRD, DANIEL MACLELLAND ..	2, Balmoral Place, Crosshill, Glasgow.
LEITH, THOMAS	Comrie Villa, Craigie Road, Perth.
LICKELY, ALEXANDER	3, George Street, Kirkcaldy.
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LOVE, JAMES BARR.. .. .	Terrona, Langholm, Dumfriesshire.
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GUINNESS, HOWARD RUNDELL ..	16, College Green, Dublin.
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HEARD, RICHARD	15, South Mall, Cork.
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KIRWAN, DENIS BIRMINGHAM ..	Dalgin, Tuam, Co. Galway.
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LE FANU, VICTOR CHARLES	Estate Office, Bray, Co. Wicklow.
L'ESTRANGE, HENRY G... .. .	The Estates Office, Sligo.
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MAUDE, CHRISTOPHER HUGH	Lenaghan, Enniskillen, Co. Fermanagh.
MAUNSELL, GEORGE EDWARD SCARLETT	Donadea Castle, Donadea, Co. Kildare.
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ROBINSON, RICHARD St. GEORGE..	Seamount, Sligo.
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ROGERS, HARRY	The Hill, Monaghan.
RUTTLEDGE, THOMAS F... .. .	Rossmally, Westport, Co. Mayo.

*SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
SANDYS, HENRY	Tinna Park, Kilpedder, Co. Wicklow.
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STEWART, HENRY PAKENHAM	6, Leinster Street, Dublin.
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LONDON.

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Breeds : Arthur Owen.
Brent : Thomas.
Brereton : Thomas Bloomfield Sadlier.
Bressey : Charles Herbert.
Briant : Robert.
Brickwell : Alfred James.

LONDON—continued.

Fellows :—

Brighton: George Lawrence.
 Brinsley: Herbert George William.
 Brooks: Charles William, A.R.I.B.A.
 Brooks: John McMullen.
 Brooks: Phillip Fuller.
 Brown: Alexander Burnett.
 Brown: Clarence.
 Brown: George Turville.
 Brown: Reginald, M.I.C.E., M.I.M.E.
 Brown: William Blumfield.
 Brown: William Henry.
 Browne: Flint.
 Bruce: Robert Knight.
 Buckland: Alfred Virgoe.
 Buckland: Henry Duneau.
 Buckland: Sidney Crawford.
 Bull: Walter.
 Burch: Herbert.
 Burgess: Henry Herbert Philip.
 Burkett-Smith: Cecil Sydney.
 Burmester: John William Stanley,
 F.R.I.B.A.
 Burn: Joseph.
 Burnett: Sir David, Bart.
 Burnett: Leslie Trew.
 Burns: Gavin James, B.Sc. (*Lond.*)
 Burr: Thomas Arnold.
 Burroughes: Thomas Henry.
 Burton: Reginald Robert.
 Bushell: Henry.

 Cable: Charles Vincent.
 Cable: James M., A.R.I.B.A.
 Caesar: Charles Edward.
 Cantlay: Robert William.
 Castell: Charles Smith.
 Castle: Sydney Charles Courtenay,
 A.I.C.E.
 Castle: William Henry Baldwin.
 Chambers: Theodore Gervase.
 Chandler: John.
 Chapman: Major George James.
 Chappell: Frank Richardson.
 Charles: Richard Stafford.
 Cheney: Edwin John, O.B., M.A.,
 M.R.A.O.
 Chesterton: Frank Sidney.
 Chesterton: Sidney James.
 Chesterton: Sidney Rawlins.
 Cheston: Horace, F.R.I.B.A.
 Child: Fred.
 Chinnock: Frederick George,
 Member of Council.
 Christy: Archibald Ernest.
 Clark: Alfred Henry.
 Clark: Samuel.
 Clarke: Ernest Seymour.
 Clarke: George Ernest.
 Clarke: Howard Chatfield, F.R.I.B.A.,
 Past-President.
 Clarke: Percy Henry.
 Clarke: Stanley Chatfield.
 Clarkson: John, F.R.I.B.A.
 Clarkson: William.

Fellows :—

Clarkson: William, Jun.
 Clifton: William Edward, F.R.I.B.A.
 Clutton: John Henry.
 Coates: Laurence Calvert.
 Cobb: Henry Frederick.
 Cobb: Herbert Mansfield.
 Member of Council.
 Cole: Francis Joseph.
 Cole: Herbert Covington.
 Collier: Arthur Charles.
 Collier: Henry Hewett.
 Collingham: John Cyril Lees.
 Collins: Herbert William.
 Collins: Marcus E.
 Commin: Frederick James.
 Conder: Alfred, F.R.I.B.A.
 Cook: Frederic William.
 Cooke: Henry.
 Cooper: Arthur John.
 Cooper: Harry Thomas.
 Cooper: John Osbert.
 Cooper: John Robert.
 Corderoy: George, *Member of Council.*
 Cotterell: Albert Player Isaac, M.I.O.E.
 Cracknell: John Gibson.
 Cranfield: William Bathgate.
 Creswell: William Thomas, Lic.R.I.B.A.
 Cronk: Edwyn Evans.
 Cronk: Frank.
 Cross: Arnold Charles Martin.
 Cross: Arthur George.
 Cruwys: Robert.
 Cullen: Felix Victor.
 Culver: Herbert George.
 Cundy: Henry I.
 Currey: Percivall, F.R.I.B.A.,
 Honorary Secretary.
 Curtis: Robert Leabon.
 Outler: George Alfred.

 Dadd: Charles John Thomas.
 Dadson: Reginald Thornton.
 Dampney: Cyril John.
 Dangerfield: Thomas Samuel.
 Darch: John.
 Dash: Roland Ashford.
 Daubney: Charles Archibald, A.R.I.B.A.
 Davey: John.
 Davidge: William Robert, A.M.I.C.E.,
 A.R.I.B.A.
 Davis: Cecil Wallace.
 Davis: Charles.
 Daw: William Herbert.
 Deacon: Thomas Mark.
 Debenham: Frank Bridgewater.
 Debenham: Frederic Kersey.
 Debenham: Horace Bentley.
 Dendy: William Cooper.
 Dinwiddy: Conrad Hugh.
 Dinwiddy: Donald.
 Dinwiddy: Thomas, F.R.I.B.A.
 Doll: Charles Fitzroy, F.R.I.B.A.
 Dollar: Peter, A.R.I.B.A.

LONDON—*continued.**Fellows :—*

Done: John James.
 Downing: Frederick.
 Downing: Henry Philip Burke,
 F.R.I.B.A.
 Drew: Stanley Thomas.
 Driver: Arthur Charles.
 Drower: Edmund Gilbert.
 Drower: John Edmund.
 Drummond: Bertram, A.R.I.B.A.
 Drury: Edward Dru, F.R.I.B.A.
 Dudley: Edgar.
 Duncan: James Morison.
 Dunn: Sir William Henry.
 Dunsmore: Gilbert.
 Durbridge: Ernest.
 Durlacher: Alexander Percy, M.I.C.E.
 Dyball: Harvey.
 Earle: John Wilfrid.
 Eason: Edward William.
 Eastman: Archibald Garey.
 Egerton: Hubert Decimus.
 Eiloart: Frederick Edward.
 Elgood: Frank Minshull, F.R.I.B.A.
 Ellis: Alfred Cave.
 Ellis: Frederick.
 Ellis: Herbert Moates.
 Ellis: Ralph Staples.
 Ellis: Richard Adam.
 Elsworthy: John Gordon.
 Elton: Herbert Averill, Major.
 Elton: Percie Ion, A.R.I.B.A.
 Elwell: William Henry.
 Emery: Arthur James, Major.
 Evans: Bertie Graham.
 Evans: Edwin Dudley.
 Eve: Herbert Trustram.
 Eve: William.
 Eve: William Harold.
 Everington: John.
 Fagg: Edwin William.
 Fairminer: William James.
 Farmer: Hugh Cecil.
 Farman: Henry Richard.
 Farquhar: Albert.
 Farrer: Frederick Robert.
 Farthing: Walter Thomas.
 Field: Charles Roland.
 Fitt: Harry Charles.
 Flatt: John Alexander.
 Fletcher: Banister Flight, F.R.I.B.A.
 Fletcher: Herbert Phillips, F.R.I.B.A.,
 A.M.I.C.E.
 Fleuret: Alfred Harman.
 Flint: William Hurst.
 Ford: Lawton Robert.
 Forster-Brown: Edward Otto.
 Foster: Henry Helm.
 Foster: William Frederick.
 Fowler: Alfred Charles Stanley.
 Fowler: Cyril James.
 Fox: Edwin.
 Fox: Sidney Joseph.
 Francis: George Futvoye.
 Francis: Leon Albert.

Fellows :—

Frank: Sir Howard.
 Franklin: Arthur Thomas.
 Freeman: Sydney.
 Freyberg: Herbert.
 Fry: Joseph Harry.
 Funnell: Horace Frederick.
 Gairdner: Edward James.
 Gale: Ernest Sewell.
 Galsworthy: Frederick Thomas.
 Gamble: Sidney Gompertz, A.M.I.C.E.
 Gandy: James.
 Garrard: Arthur Norman.
 Garrood: Thomas William M.
 Gate: Alfred Joseph.
 Gate: Henry Arthur Armytage.
 Geen: Walter, M.A. (*Contab.*).
 Gibson: Frank Speeding.
 Giddy: Osman Horton.
 Gilbert-Lodge: Edward Morton.
 Glasier: Edward Brougham.
 Gleed: Percival Francis.
 Gleed: Richard Cummings.
 Glover: Henry Alexander.
 Goodchild: Josiah.
 Goodchild: Walter Charles.
 Goodman: Alfred.
 Goodwyn: Leonard William.
 Gordon: Alexander.
 Goulding: Arthur.
 Gover: Arthur Sutton, F.R.I.B.A.
 Gray: Horace Norman.
 Gray: John Vincent.
 Green: Edmund Horace.
 Green: Frederick Algernon.
 Green: James Henry Townsend.
 Greenwood: Joseph, Major.
 Gregory: Alfred, Major.
 Grellier: Harley Mair.
 Griffin: Alfred.
 Griffin: Harold.
 Griggs: Robert, A.R.I.B.A.
 Grogan: Henry Thomas.
 Grover: Arthur.
 Groves: Arnold Tudor.
 Hale: Raymond Henry.
 Hall: Francis Samuel.
 Hall: Vernon Manning.
 Hall-Jones: Frederick.
 Hallett: William Brown.
 Hammond: Frederic Snowden.
 Hardcastle: Fredk. Henry
 Appleton, A.R.I.B.A.
 Harris: Edward Charles.
 Harrison: Frederick Walter.
 Harrison: George John Robertson.
 Haskins: William Albion.
 Hayward: Thomas William Alfred,
 A.M.I.C.E., M.I.M.E.
 Head: John George.
 Healing: Oswald Judd.
 Heath: Henry.
 Heath: Henry Cubitt.
 Heath: John Lionel.
 Heelis: William.

LONDON—continued.

Fellows:—

Henniker: Frederick Sibert.
 Heward: Ernest James.
 Hibbert: Joseph Victor.
 Hickson: Stephen Westby.
 Higgins: George.
 Hilton: John.
 Hine: George Thomas.
 Hinton: Herbert Arthur.
 Hoare: Arthur John.
 Hobday: William Herbert.
 Hobson: Frederick William.
 Hodges: Arthur Pool.
 Hodgson: Harry Moore.
 Hodson: Laurence Scrivener.
 Holland: Thomas James, Jun.
 Holman: George Edward.
 Holmes: Montagu.
 Holmes: Montagu Price.
 Home: Philip Woollatt.
 Hood: Herbert Charles.
 Hood: Walter Richard.
 Hopkins: Alfred James.
 Horne: W. Edgar, M.P.,
Past-President.
 Horser: Cotterell Walter.
 Horsey: Frederick John Terry.
 Houghton: Thomas Marcus.
 Houghton: William.
 Hovenden: Henry Edward.
 How: Herbert.
 Howland: Arthur Frank.
 Huggins: Ernest George.
 Hugman: Charles Eady.
 Hunnings: Arthur.
 Hunt: Frank William.
 Hunt: Frederick William H.,
 F.R.I.B.A.
 Hunt: John, F.R.I.B.A.
 Hunter: Cecil.
 Hunter: James Douglas.
 Huson: Ernest William.

 Inman: Marshall Nisbet.

 Jacob: Louis, A.R.I.B.A.
 James: Frederick John.
 James: George Charles.
 James: George Ernest.
 James: Merton John.
 Jaques: Thomas Arnold.
 Jarman: Frank Wilmot.
 Jeffery: Francis Wilson.
 Jeffree: Sydney.
 Jenkinson: John.
 Jenkinson: William Eric Leigh.
 Jenkinson: William Wilberforce.
 Jennings: Fitz-Laurence Percival
 Dudley.
 Johnson: Bernard Marr,
Member of Council.
 Johnson: Henry.
 Johnson: Henry James.
 Johnston: Reginald.

Fellows:

Johnstone: John Thomas.
 Jonas: Harold Driver.
 Jonas: Harry Marshall.
 Jonas: Henry.
 Jonas: Robert Collier.
 Jones: Ernest Joel.
 Jones: Henry Arthur.
 Jones: John Fox.
 Jones: Percy Everley.
 Jones: Thomas, M.I.C.E.
 Joseph: Delissa, F.R.I.B.A.

 Kearns: Robert Matthew.
 Kent: George Nathaniel.
 Kersey: Alexander Henry, F.R.I.B.A.
 Kirk: John Wright.
 Kislingbury: Arthur Vernon.
 Knight: Edgar Walsh.
 Knight: Frederick William.
 Knight: George Edward.
 Knowles: George Potter, B.Sc. (*Lond.*),
 A.M.I.C.E.
 Knowles: Joseph Bertram.

 Lake: Outhbert J.
 Lake: Ralph Julian.
 Lambert: Arthur John.
 Lambert: Edwin Emmanuel.
 Lambert: George Arrow.
 Lambert: Godfrey Charles.
 Lancaster: John Roy.
 Lang: Augustus Bernard Dashwood.
 Lang: Charles Augustus.
 Latham: Thomas Selby.
 Lawrance: John, Jun.
 Lawrance: Walter.
 Lawrence: William Robert.
 Leake: Robert.
 Leaning: Aubrey Rupert Sidney.
 Leaning: Henry John.
 Leaning: William Arthur.
 Lee: Frederick.
 Lee: John Wilfrid.
 Leslie: Henry George, A.R.I.B.A.
 Lightfoot: Francis Lowry, B.A. (*Oxon.*)
 Loban: Gustavus Taylor.
 Lodge: Thomas Arthur.
 Lofts: Henry Fairlam.
 Long: Leland.
 Lovegrove: Henry, A.R.I.B.A.
 Luker: Dyneley.

 Madge: Wilfrid.
 Maltby: Charles Midlam.
 Mann: Charles John.
 Mann: James Bagshaw.
 Mann: Robert Bagshaw.
 Marks: Hyman.
 Martin: Harrison.
 Martin: Howard,
Past-President.

LONDON—continued.

Fellows :—

Martin : Samuel.
 Mason : Charles William Hayley.
 Mathews : Joseph Douglass, F.R.I.B.A.
 Matthews : Maurice Kershaw.
 May : William Stokes.
 Mayhew : Robert Henry Jewers,
 A.R.I.B.A.
 Mellenfield : James Henry.
 Mellor : Thomas Henry.
 Melrose : Frank.
 Mercer : Charles Edward.
 Messenger : Henry.
 Middleton : Reginald Empson, M.I.C.E.
 Mixer : Edward.
 Monckton : Henry Percival, F.R.I.B.A.
 Monier-Williams : Stanley Faithfull,
 A.R.I.B.A.
 Monson : Edward Charles Philip,
 F.R.I.B.A.
 Moody : Thomas.
 Moore : Alfred.
 Moore : Ernest Llewellyn.
 Moore : Harold Edward.
 Moore : Thomas Ivor.
 Morgan : Thomas Edwin.
 Morgans : Godfrey Ewart.
 Morris : Harold George.
 Morris : Richard Percival.
 Motion : Sidney Herbert.
 Muller : John Joseph, A.R.I.B.A.
 Mumby : Edwin Fowler.
 Mundell : Joseph Edward, A.R.I.B.A.
 Mundy : Thomas Edward, A.R.I.B.A.
 Myers : Albert Robert.

Naylor : John Stuart.
 Neale : George James.
 Neighbour : William Francis.
 Newman : Arthur Harrison, F.R.I.B.A.
 Newman : Bernard.
 Newman : Henry Arthur, A.M.I.C.E.
 Newman : Samuel Frank.
 Newmarch : Henry Charles.
 Newton : Edwin Bennett Brierley,
 M.I.C.E.
 Nicholson : Guy Murray.
 Nicholson : William Abernethy.
 Norman : Charles Frederick.
 North : George.
 Northcroft : Henry.
 Notley : Richard Albert.
 Notley : Robert Pledge, F.R.I.B.A.

Oakley : Christopher Percival.
 Oakley : John Hubert,
 Vice-President.
 Ogden : Michael Guy.
 Orgill : John Berwick.
 Ovenden : Charles.
 Ovenden : Harry.
 Overall : Edmund.

Fellows :—

Page : Robert, F.R.I.B.A.
 Palmer : Frederick Charles Richard.
 Palmer : William Edward King,
 A.R.I.B.A.
 Parker : Charles Alfred.
 Parker : Stanley.
 Parker : Thomas.
 Parnwell : Sidney Arthur.
 Parr : Samuel George.
 Parratt : Oswald Estcott.
 Parry : Albert Edward.
 Parry : Richard, B.Sc. (*Lond.*),
 A.M.I.C.E.
 Parsons : John Douglas.
 Partridge : Edward John.
 Paul : Andrew.
 Paul : Alan.
 Payne : Alexander, F.R.I.B.A.
 Pease : Charles Edward.
 Peck : William Roland.
 Pepler : George Lionel.
 Perks : Sydney, F.S.A., F.R.I.B.A.
 Pidditch : Philip Edward.
 Pinder : Richmond.
 Pinks : Edwin Charles.
 Pitt : Joseph Henry.
 Porter : Oliver John.
 Pott : Walter.
 Potter : Herbert George.
 Powell : Frederick Atkinson,
 F.R.I.B.A.
 Preston : Samuel David.
 Price : Richard Arnold.
 Prickard : Thomas Francis Vaughan
 Pridmore : Albert Edward.
 Pridmore : Arthur Stirling.
 Protheroe : Alfred Ernest.
 Purchase : Edward Keynes.
 Purvis : Charles James.
 Rawlence : Duncan Alfred.
 Rawlins : Henry Adair, A.R.I.B.A.
 Rawlins : William.
 Read : Francis Charles Jennings.
 Read : Walter Herbert.
 Redfern : Herbert William.
 Reed : Richard George Gordon.
 Rees : William Andrew.
 Remnant : Archibald Charles.
 Rex : Francis Herbert.
 Rhodes : James Norman.
 Richards : Walter Rowe.
 Richardson : Arthur Bayliffe.
 Richardson : Oliver Archer.
 Riddle : Frederick Henry Brimble.
 Rider : Sydney Franklin.
 Ridley : Percy Edward.
 Roberts : Charles Quincey.
 Robertson : Clement Albert.
 Robins : Philip Seymour.
 Robinson : Henry Herbert.
 Robson : Edward Robert, F.R.I.B.A.
 Rogers : Frederic James.

LONDON—continued.

Fellows :—

Rogers : Horace Mordaunt.
 Rogers : Leonard Neville.
 Rogers : Montagu Stanley.
 Rolleston : Sir John Fowke Lancelot,
 M.P., Past-President.
 Roods : Alfred.
 Roper : Robert Garwood.
 Ross : Percy Havery.
 Ruault : John Gustave Peter.
 Ruddle : Frederick Charles.
 Rushworth : Edmund Walter, *Member*
 of Council.
 Russell : Humphrey Gladstone.
 Rutley : Charles.
 Rutley : Frank.
 Ryan : William Patrick.
 Ryde : Arthur Lyon,
 Vice-President.

Sabin : Joseph Henry,
 Member of Council.
 Sadler : George William, A.R.I.B.A.
 St. Quintin : Richard Samuel.
 Salmon : Joseph Harold.
 Sandell : Stanley Lunau.
 Sargant : Frank Ellison.
 Saunders : Arthur Percival.
 Saunders : Charles Herbert.
 Saunders : Martin Luther, A.R.I.B.A.
 Saunders : Samuel Brown.
 Savill : Alfred.
 Savill : Edwin,

Member of Council.

Savill : Henry Norman.
 Sayer : George William.
 Sedgwick : Percy George.
 Sexton : George Alexander.
 Shackle : Edward Neild.
 Shephard : Joseph Ernest.
 Sherwin : Joseph Henry.
 Shone : Isaac, A.M.I.C.E.
 Shoppee : Charles Herbert, F.R.I.B.A.
 Silcock : Edward John, M.I.C.E.
 Silvester : George.
 Single : Arthur.
 Skipper : Henry Herbert.
 Skitt : Arthur.
 Skrimshire : Samuel.
 Slade : James Benjamin.
 Slater : Charles Frederick.
 Smalley : William.
 Smallman : Harry Richard George
 Strong.
 Smith : Arthur Douglas Noel.
 Smith : Charles Gordon.
 Smith : Edward.
 Smith : Frank Adams, F.R.I.B.A.
 Smith : Frederick Robert.
 Smith : Quentin Cullen.
 Smith : Percy Pyne Caldecott.
 Smith : Sidney.
 Smith : Sydney Arthur.
 Sneath : Frank Edgar.
 Spensley : James Calvert.
 Squarey : Newell William Pitts.

Fellows :—

Spyer : George.
 Squire : Richard.
 Standen : Arthur C.
 Stanford : George.
 Stanham : George Gordon.
 Stanley : Harry Mettridew
 Stanton : Frederick William
 Schultheiss, A.M.I.C.E.
 Stenning : Sir Alexander Rose,
 F.R.I.B.A., *Past-President.*
 Stevens : Charles Vivian.
 Stevens : John James.
 Stevens : John William, A.R.I.B.A.
 Stevens : Nicholas Richard.
 Stevenson : Edmund Herbert, M.I.C.E.
 Steward : Clifford Thomas.
 Steward : Herbert Thomas,
 Past-President.
 Stewart : Harry S., A.R.I.B.A.
 Stone : Edward Albert.
 Stoner : Alfred.
 Strachan : Charles John.
 Strouts : Lewis Herbert.
 Strudwick : Hayward James.
 Strutt : The Hon. Edward Gerald,
 Past-President.
 Sutton : Frederick Stanley.
 Symmons : Percy James.

Tanner : Sir Henry, C.B., I.S.O.,
 F.R.I.B.A.
 Tanner : Rudolph.
 Tapp : Arthur.
 Taylor : Alfred Cecil.
 Taylor : Arthur William.
 Taylor : David Henry.
 Taylor : John James.
 Taylor : Richard Frederick.
 Tee : Samuel Clifford.
 Terry : Frank Treacher.
 Theobald : Henry Wells Dewhurst.
 Theobald : John Medows.
 Thomas : Charles John Howell.
 Thomerson : Albert.
 Thompson : Arthur Edward.
 Thwaites : George Percy.
 Thynne : Guy Harry.
 Thynne : Reginald Lambert.
 Tomlin : Francis Ferrier.
 Tracy : Charles Frederick.
 Trafford : Frederick Charles.
 Trehearne : Alfred Frederick Aldridge.
 Trent : William Edward.
 Treplin : Ernest C.
 Trollope : Charles George N.,
 M.A. (*Cantab.*)
 Trollope : Henry Charles.
 Trumper : John Alfred.
 Tubbs : Walter Burnell.
 Tuckett : Percival Fox.
 Turner : Alexander Henry.
 Tyler : James William.

Upsdale : Andrew Reed.

LONDON—continued.

Fellows :—

Valzey : John George.
 Varndell : Charles Edward, A.R.I.B.A.
 Veale : Louis Charles.
 Vernon : Arthur,
Past-President.
 Vernon : Arthur Stanley.
 Vigers : Astley Allan.
 Vigers : Geoffrey Leslie.
 Vigers : Leslie Robert,
Past-President.
 Vigers : Martin.

Wadling : Henry John, F.R.I.B.A.
 Wagstaffe : Thomas Rogers.
 Wakeford : Arthur James.
 Walcott : Lyons Roden Sympson.
 Waldrau : Percy John.
 Walker : Samuel.
 Walmisley : Arthur Thomas, M.I.C.E.
 Warmingston : Herbert Andrew
Cromartie.
 Waters : Frederick Ebenezer.
 Watney : Arthur Gordon.
 Watney : Daniel,
Past-President.
 Watney : Dendy,
Member of Council.
 Watson : Charles Havers.
 Watson : Ernest.
 Watson : William Ernest.
 Webber : William Henry.
 Webster : Hugh Calthrop.
 Wells : William Henry.
 West : Charles Henry Edward.

Fellows :—

West : Herbert James.
 Weston : Francis.
 Wheeler : Francis West.
 Whiddington : Stanley Dunford.
 White : Benjamin William.
 Whiteley : Charles Percy.
 Whittaker : John Dronsfeld
B.A. (Cantab.)
 Whitten : George Jackson.
 Wilks : Clement.
 Williams : Arthur Codrington.
 Williams : Henry Cuthbert.
 Williams : William Herbert.
 Willis : Edward.
 Wilson : Everard John.
 Wilson : Frederick Robert.
 Wontner-Smith : Percy.
 Wood : Charles Bruce.
 Wood : Douglas, A.R.I.B.A.
 Wood : John Daniel.
 Wood : John Edward.
 Woodward : William, F.R.I.B.A.
 Wreathall : Robert T.
 Wright : Herbert Alfred.
 Wright : William Newcome.
 Wrightson : Arthur Frederick.

Young : Andrew,
Vice-President.
 Young : Charles Alexander.
 Young : Douglas.
 Young : Morgan Henry.
 Young : Thomas.

LONDON—continued.

Professional Associates :—

Adams: Herbert.
 Addey: Frederick Arnold.
 Allen: Harold Colin.
 Allen: Oliver Wylie.
 Allison: William.
 Allpress: Horace Edward.
 Andrews: Percy Charles.
 Andrews: Ronald Seymour.
 Andrews: Stephen Hampton.
 Andrews: William Charles.
 Arnold: Arnold Keith.
 Arthur: Henry Edward.
 Ashbridge: Prentice Moore.
 Ayliffe: Walter Sydney.

 Bagnall: Edward George.
 Baker: Alfred James.
 Balding: Cecil.
 Bance: Frederick Ernest Victor.
 Banks: Edward John Stanley.
 Barber: Harry John.
 Barclay: Robert Herman.
 Barker: Herbert Graham.
 Barry: Arthur Thomas.
 Bartholomew: Charles Frederick.
 Bartlett: Robert Dudley.
 Bartram: Ronald.
 Bates: Arthur Roger Albert.
 Batstone: Walter Waterfield.
 Bax: William Molyneux.
 Baxter: Arthur Sunderland.
 Baxter: George Coulson.
 Baynes: Ronald Christopher.
 Baynham: Edmund Christopher.
 Beaumont: John Edmund.
 Beck: Herbert Edgar, B.A.
 Beckham: Arthur Arkell.
 Bedells: Herbert Sydney Grafton.
 Bedford: Charles Edgar.
 Bedford: Reginald Lewis Joshua.
 Bedwell: Ernest Charles.
 Beken: Reginald Walter.
 Bennett: William Thomas.
 Berry: Algernon Lawrence.
 Bettger: Harold Alfred.
 Bevan: Roland Stanley.
 Bevington: Ernest.
 Bick: Percy Arthur.
 Bickford: Joseph Grant.
 Bicknell: James Ledger.
 Bilson: Charles Frederick.
 Bingham: William Raper.
 Bird: Augustus Gordon.
 Bishop: Ernest William.
 Blackshaw: Charles.
 Blessley: Victor Henry.
 Blount: Francis.

Professional Associates :—

Blow: Thomas Bertram.
 Boden: Harrold Casswell.
 Boden: Maurice.
 Bosher: Victor Evans.
 Boulton: Charles Valentine.
 Bourdas: Arthur Frederick.
 Boustred: Henry Norman.
 Boustred: Hubert William.
 Bower: Thomas Hawkesley.
 Bowker: Arthur.
 Bradford: Daniel.
 Breton: Bertram Walter Frederick.
 Brettell: Charles Bandon.
 Brewer: Gerard Leo.
 Briant: Bernard.
 Bridger: Alexander Guilan.
 Brigden: William Ernest.
 Briggs: Alfred Denbigh.
 Briggs: John.
 Brimacombe: Charles Seymour.
 Bristow: Benjamin Frankland.
 Brittain: Frank.
 Broad: Sydney Lowther.
 Brown: Alfred Willoughby Hope.
 Brown: Arthur Frederick.
 Brown: Frank.
 Brown: Leonard John.
 Brown: Norman Ernest.
 Brown: Richard Charles.
 Brown: William Alfred.
 Brown: William Edward.
 Brown: Wm. Lobin Trant.
 Browne: Hugh Gillespie.
 Browning: Egbert George.
 Bruce: Reginald.
 Brückmann: Ralph Herbert.
 Bruzand: Sidney John.
 Buckmaster: Herbert Hambleton.
 Bull: Thomas Henry.
 Buller: Francis Charles.
 Burge: Arthur John.
 Burr: Frederick Malcolm.
 Burrows: P. Chas.
 Burton: Walter William.
 Buss: Fleetwood George William.
 Buss: Harold George.
 Butler: Reginald.
 Byron: Edmund Moore.
 Bywaters: Stewart Frank.

Cahill: Alfred Gilbert.
 Cain: Alan Victor.
 Callinan: Patrick.
 Canham: Ernest Reginald.
 Carey: William Henry.
 Carlisle: William Joseph.
 Carnegie: John William Percy.
 Carpenter: Alfred Joseph.

LONDON—*continued.**Professional Associates :—*

Carter : John Edward.
 Cass : Alexander James.
 Castell : Douglas Charles.
 Caton : Thomas Linfield.
 Cattlin : Osmond, A.M.I.C.E.
 Chalcraft : Henry Terrell.
 Chamberlain : Benjamin.
 Chamberlain : Charles.
 Chapman : Arthur Henry.
 Chapman : Charles Albert.
 Chapman : Donald Le Cronier.
 Chapman : John Frank.
 Chapple : John Graddon.
 Charity : Frederick William.
 Cheesman : George.
 Cheesewright : Ernest.
 Cheesewright : Frederick Cecil.
 Chew : Richard.
 Chilcott : Arthur Samuel Fairweather.
 Child : George Malcolm.
 Chipp : George.
 Church : Geoffrey Redmore.
 Clark : Charles Fowler.
 Clark : Cuthbert Harvey.
 Clark : Herbert.
 Clark : Louis Van.
 Clark : Robert Charles.
 Clark : Sidney.
 Clarke : Alfred Howard.
 Clarke : Vincent Cooper.
 Clemens : William Cecil, A.M.I.C.E.
 Clevely : Frank Davis.
 Clifton : Charles.
 Close : Hubert John.
 Coade : Cecil James.
 Cobb : Henry Alfred William.
 Coldwell : Edward Smith.
 Coigley : Harold Richard.
 Coker : Harry Reginald Ellis.
 Conder : Alfred Rowland, A.R.I.B.A.
 Cook : Horace Herbert.
 Cook : John Taverner.
 Cooke : Frederick Roper.
 Cooper : Bertie.
 Cooper : Francis William.
 Cope : Reginald.
 Cope : William George.
 Couchet : Alfred Edwin Reneson.
 Cox : Douglas Harold.
 Coy : Frederick William.
 Crabb : Arthur Horace.
 Creasey : John Rogers, Jun.
 Cregeen : Hugh Stowell, Jun.,
 A.M.I.C.E.
 Cresswell : John Theodore Ross.
 Cromie : Robert.
 Crook : Hollis Augustus.
 Crosher : William Samuel.
 Crosier : Charles.
 Cross : Clement.
 Crump : Harold.
 Crundall : William Henry.
 Cubitt : Ernest James.
 Cubitt : Horace William, A.R.I.B.A.
 Cudlipp : William.

Professional Associates :—

Curtis : Frederick John.
 Curtiss : Edward Herbert.
 Cutler : Frank Sydney.
 Cutler : Henry Isaac.
 Cutts : Edward James.

 Dabbs : Douglas William.
 Dafforn : George Bertie.
 Dannatt : Percy Boothroyd.
 Darling : David Ward.
 Davenport : Herbert.
 Davey : Edwin Olissold.
 Davies : Edward Owen.
 Davies : Leonard Owen.
 Davis : Arthur Henry.
 Davis : William Winwood.
 Davison : Charles William Joseph.
 Davison : Louis James.
 Davson : Alan Warburton.
 Davy : Clifton Robert.
 Daw : Edmund Norman.
 Daw : Herbert Warwick.
 Dawkins : Albert James.
 Day : Joseph Reynolds.
 Day : Stanley Lewis.
 Death : Percy Robert.
 De la Quintana : Carlos Ygnacio Ellas.
 Dell : Joseph Williams.
 Dell : Louis Michael.
 Dibdin : Robert John.
 Dickie : Albert George.
 Dickin : Edward Lyndup.
 Dixon : Francis Evelyn.
 Dodgshon : Edmund Charles.
 Drake : Frank Arthur.
 Drew : Sydney Vernon.
 Dring : Cecil.
 Dunn : William.
 Dunt : John Harlow.
 Durant : Frederick Henry.
 Dutch : Robert Victor.
 Dyer : William Fanstone.

 Easton : Walter John.
 Eaton : Harold.
 Eden : Frederick Stewart.
 Edgson : Walter Stanley.
 Edwards : Thomas Henry.
 Eiloart : Cyril Howard.
 Eiloart : Ferdinand Robert.
 Ellis : George Edward.
 Ellis : Rae Adam.
 Ellyatt : George Frederick.
 Elphick : Richard.
 Elwell : Laurence Vivian.

LONDON—continued.

Professional Associates :—

English : Arthur Herbert.
 English : Harry Edwin.
 Ermrich : Henry.
 Evans : Frank Sydney.
 Evans : Montagu.
 Evans : Philip.
 Everett : Arthur Sherman.
 Ewen : Reginald Malcolm.

 Fairweather : Norman Blumer.
 Falkner : Frank Ninus.
 Farrer : John Camplin.
 Fenning : John Henry.
 Few : Harry Garrard.
 Finch : George Frederick.
 Fisher : Robert.
 Fitness : John Francis.
 Fleming : Herbert Sidney.
 Flood : Alfred William.
 Ford : C. Graham.
 Ford : Francis Curtis.
 Ford : Richard Dickens Lancelot.
 Forge : Raymond James.
 Foster : Edward Chas.
 Foster : Gaius.
 Foster : Walter.
 Fouracre : Frederick Walter.
 Fowler : Ernest Elias.
 Fowler : Frank Archibald.
 France : Arthur Stanley.
 Francis : Bernard.
 Francis : Reginald Herbert.
 Franklin : Herbert John.
 Frearson : Thomas Bingley.
 Freeman : George.
 Frey : Henry.
 Frost : Ernest Davenall.
 Fulcher : Christopher Turtill.
 Fulford : Frederick John.
 Furber : Henry Aubrey.
 Furniss : George.

Galsworthy : Vincent Somers.
 Gardner : Paul Silvester.
 Garnett : Wilfred Ewart.
 Garrett : Arthur Berry.
 Gasson : Bernard.
 George : Frederick Albert.
 Gerrard : George.
 Gibson : George Paterson.
 Gibson : William.
 Gifford : Egmont Augustus.
 Gilbert : John Sainsbury.
 Gilbert : Samuel Howell.
 Gilbert-Lodge : Leicester James
 Garfield.
 Gillett : Edward Bailey.
 Glasier : Philip Mannock.
 Gledhill : James Herbert.

Professional Associates :—

Gleed : Herbert Alexander.
 Glenn : George Frederick.
 Goadby : Joseph Stubbins.
 Goddard : Frederick Brokenshire,
 A.M.I.C.E.
 Golby : Robert Edmund.
 Gold : Patrick Hugh.
 Goodwin : Henry Ernest.
 Gore : William Joll.
 Gossling : Rupert Emerson.
 Gould : Harmer.
 Goulder : Arthur Christopher.
 Gow : David Neil.
 Gowlland : Stephen Leversha.
 Graham : Henry Cecil.
 Grant : Leslie Thomas.
 Green : Thomas Frank, A.R.I.B.A.
 Green : Walter Godfrey.
 Greenop : Edward, F.R.I.B.A.
 Greenwood : Ernest.
 Gregory : Charles Henry.
 Grey : George Willis, Lic.R.I.B.A.
 Griffin : Harold, Jun.
 Griffith : Frank Stanley.
 Gripper : John Bell.
 Grellier : Gordon Harley.
 Grogan : Richard Lawrence Remy
 Grove : Richard Thomas.
 Gurner : Victor Thornton.

Hall : Ernest William.
 Hall : Montague Preston.
 Hall : Sidney.
 Hall : Walter Howard.
 Hallam : Frank Vincent.
 Hamilton : James Eastwood.
 Hamilton : John Paynter.
 Hamlyn : Eric Henley.
 Hammond : Ernest William Frost.
 Hammond : George Addison.
 Hannon : John Michael.
 Harding : Frederick Allcroft.
 Harris : Charles, Francis Norman.
 Harris : Douglas.
 Harris : Wilfred Henry.
 Harvey : William Ayton.
 Haskins : Frederick Cyril.
 Hassett : Reginald Charles.
 Hawkins : William Joseph.
 Hay : William George.
 Haybittle : Richard William.
 Haynes : Arthur Edward Norman.
 Hayward : Arthur Baldwin.
 Hazeltine : Charles Albert, A.M.I.C.E.
 Head : Harold George.
 Head : William Alfred.
 Healy : Harry Prince.
 Heath : Sidney Howard.
 Heaton : Guy.

LONDON—continued.

Professional Associates :—

Hebden : Francis Radcliffe.
 Hebden : George Radcliffe.
 Hedger : Arthur Constantine.
 Heeley : Joe.
 Hellicar : George Thomas.
 Henderson : Lionel Edward.
 Henderson : Percy Charles.
 Hendra : Albert John.
 Henry : Edward Hugh.
 Henson : Frederick Jasper.
 Hewett : Frank Charles.
 Hewitt : Frank.
 Hewlitt : Horace James.
 Hickman : Henry Richard.
 Hicks : Stanley, *Professional*

Associate of Council.

Hicks : Stanley Vyvian.
 Hicks : William Rooke, A.M.I.C.E.
 Hider : Sydney William.
 Hill : Thomas Outhbertson.
 Hills : Walter Vaughan.
 Hillyer : James Excelsior.
 Hine : Ernest Daryll.
 Hipkin : John.
 Hitchins : Stephen.
 Hobson : Frederick Vachell.
 Hobson : Reginald Beresford.
 Hodson : Frederic Henry.
 Holford : Shelley.
 Holliday : George.
 Holmes : John Edward.
 • Holtom : William Watkins Buer.
 Hope : John Leo.
 Hopper : George.
 Horder : Gerald Morley.
 Hosgood : Ralph Brian.
 Hovenden : Jack Reginald.
 Howard : Edmund.
 Howell : Ernest John
 Huckstep : John Edward.
 Hughes : Basil.
 Hughesdon : Gerald Edward.
 Humphrys : Stewart Francis.
 Hurcomb : Harold Francis.

Ireland : Ernest Arthur.
 Isard : Ernest.
 Isitt : Frederick Harvey.

Jackson : Stanley Richardson.
 James : Herbert Cecil.
 James : Thomas Stanley Gomer.
 James : William George.
 Jamrach : Henry Charles.
 Janes : Walter Joseph.
 Jarvis : Louis John Wallace.

Professional Associates :—

Jefferies : Herbert George.
 Jenkinson : Samuel Stewart.
 Jennings : William Alfred.
 Jewell : Arthur Edward.
 Johnson : Albert Percy.
 Johnson : Frederick John.
 Jonas : Samuel Marshall.
 Jones : Arthur Bayly.
 Jones : Charles Thomas.
 Jones : Gerald Francis.
 Jones : Lewis Farewell.
 Jones : Ronald Kelsey.
 Jones : Walter George.
 Jordan : George Henry.
 Joyce : Horace Francis.
 Jull : William Vincent.

Keay : Raleigh William McLaren.
 Keele : John Daniel.
 Keen : Arnold Grey.
 Keen : Arthur Auger.
 Kelly : Arthur Ralph.
 Kemp : Richard Frank.
 Kemsley : Norman Bolton.
 Kemsley : William Hugh.
 Kennard : Laurence.
 Kennett : Charles Arthur.
 Kent : Stanley Henry Gladstone.
 Kibblewhite : Henry James Treleaven.
 Kift : George Ansley.
 King : Frederick Augustus.
 King : Herbert James.
 King : Herbert Walter.
 King : Noel Ward.
 Kingston : Archibald Lawrence.
 Kinton : Harold Ernest.
 Kisch : Augustus Maitland.
 Knibb : Frederick Charles.
 Knight : Robert Maltman.

Ladd : Walter Willoughby.
 Laird : Walter Ross.
 Lamb : Charles Alfred.
 Lamble : William Herbert.
 Lamprill : William Thomas.
 Langford : Douglas Charles.
 Langley : Frank Curtis.
 Lansdown : George Arthur, F.R.I.B.A.
 Larkin : Richard Webster.
 Lathbridge : Staughton Charles
 Archelus.
 Laurence : Walter Bernard.
 Lavarack : Hamlett Unitt.
 Lavarack : Philip James Vaughan.

LONDON—continued.

Professional Associates :—

Lawley : George Frank.
 Lee : Leslie Stuart.
 Legg : Kenneth Bolton.
 Le Grand : Cecil Wren.
 Leigh : Vincent Stanley.
 Leonard : Edward.
 Lewis : Arthur Llewelyn.
 Lewis : Charles Henry.
 Lickis : Leonard.
 Lightfoot : John George.
 Line : Henry William.
 Ling : Richard Bertram.
 Linnell : Henry John.
 Little : Henry.
 Living : Charles, Jun.
 Lockhead : Arthur Sydney.
 Loe : Sydney John.
 Logsdon : Horace Stewart.
 Long : Alfred Charles.
 Lowe : Charles Robert.
 Lucas : Arthur Littlejohns.
 Lucas : Joseph.
 Luce : Philip Stanley.
 Luck : George Edward.
 Luffingham : William John.
 Lukey : George Edward.
 Lumley : Edward Adrian.
 Lunn : Ralph William.
 Luton : Albert Gordon.

McDonald : James Ratcliff.
 Macer : Alfred Thomas.
 Machattie : John Macintosh.
 McSheehy : John Edward Gerard.
 Madden : William John.
 Mallett : John Graham.
 Mann : Alfred Henry.
 Marcus : William Mortimer.
 Marks : Thomas Edward.
 Marner : George Lionel Stuart.
 Marrian : Harold Greenwood,
 A.M.I.C.E.
 Marsh : Ernest George.
 Martin : Alexander Wm.
 Martin : Victor Callingham.
 Maskell : Reginald.
 Maslen : Thomas Patrick Vincent.
 Maxwell : Herbert William.
 May : Frank Sidney Edward.
 May : Richard.
 Mayhew : William Joseph George.
 Melvin : Charles John.
 Mennie : Frederick Edward, A.R.I.B.A.
 Mercer : William Samuel.
 Meredith : Percy William.
 Merrett : Harold Thrift.
 Merrett : James.
 Merrington : Frederick Arthur.
 Miller : Frederick William.
 Mills : Basil Rupert.
 Mills : Henry Graham Hunt.
 Mills : Irwin Stuart.

Professional Associates :—

Mills : Robert Henry.
 Milne : William Edward Streatfeild.
 Milnes : Robert.
 Mitchell : Sidney.
 Moat : Ernest William
 Montgomery : George.
 Moon : Henry Alfred, A.R.I.B.A.
 Moore : Richard Charles.
 Morgan : Ernest William.
 Morris : Henry Rowland.
 Morris : Hubert Lloyd.
 Mullett : Henry Thomas.
 Murray : Arthur Malcolm.

Neal : Walter Boughton.
 Newbery : George Herbert.
 Newman : Percival Corney, A.R.I.B.A.
 Newman : Walter Philip.
 Nicholson : Ebenezer Bernard.
 Nicholson : Thomas.
 Nicol : Frank Claude.
 Nixon : Basil Northcote.
 Noble : Walter Hubert.
 Nutting : John Nauntou.
 Nye : George Vincent.

Offlow : Arthur Rowland.
 Oliver : Harry Hutt.
 Oppenheim : Alfred.
 Owen : Philip.

Page : Bernard Culmer.
 Palmer : Arthur.
 Palmer : Frederick Charles.
 Panario : Francis Michael.
 Paramor : William.
 Parker : Archie Montgomery.
 Parker : Frederic William.
 Parker : Kingsley Croft.
 Parnacott : Arthur Charles.
 Parratt : Albert Martin.
 Parrott : Hugh Francis Vivian.
 Paul : Francis.
 Paul : John William.
 Payne : Frederick George.
 Pearce : Charles Frederick.
 Pearce : Stephen Harvey.
 Pearch : Douglas Davison.
 Pentleton : Robert Henry.
 Perkins : Samuel Barclay.
 Perry : Charles William.
 Perry : Kenneth George.
 Pewtress : Herbert Wilmshurst.
 Philips : Herbert Stanley.
 Phillips : Samuel Charles.

LONDON—continued.

Professional Associates:—

Phillips: William Ritchie.
 Pilbeam: Francis Newcastle.
 Pinfold: Francis Arthur.
 Pipe: Henry James.
 Plumstead: Henry William Lewis.
 Porter: Evelyn de Bock.
 Porter: Sydney Lawrance.
 Potter: Edward.
 Power: Richard Reilly.
 Poynton: Rex James.
 Price: Capel Hereward.
 Price: Eric Arthur.
 Price: William Harry Lyne.
 Priday: Arthur Kenneth.
 Prior: Gordon Stewart.
 Pusser: Daniel Robert.

Quarmby: Charles David.

Radburn: Sydney Charles.
 Rampton: Percy William.
 Ramsay: Ernest William.
 Ransom: Thomas Reginald.
 Ratcliff: Sidney Arthur.
 Raymond: Walter Leslie.
 Rayner: Kenneth.
 Read: Albert Edward.
 Reavell: Charles Asquith.
 Reed: Stanley Gordon.
 Rees: William Harold.
 Rice: Charles Spring.
 Rice: Edward.
 Richards: Arthur Walter Trollope.
 Richardson: Ernest Edward.
 Richardson: Frederick.
 Richardson: William Edward.
 Ringland: William Ewart.
 Rippon: Herbert.
 Roberts: Arthur Cecil.
 Roberts: Charles Minto.
 Roberts: Frederick Leonard.
 Robertson: Henry Charles.
 Robinson: Leslie.
 Roff: Edgar Maurice.
 Rogers: Edgar Arthur.
 Rogers: Vivian Barry.
 Rolfe: Charles Bertram.
 Ronald: Thomas Rowan.
 Roper: John William.
 Rosevear: John Ashburnham.
 Rowe: Gilbert Charles.
 Rowett: Frederick Joseph Lancaster.
 Ruault: Claude Edwyn.
 Rubens: Isaac.
 Ruddle: George William.
 Rutter: Vallancey Arthur.

Professional Associates:—

Ryan: Bernal John.
 Ryde: Edward Humphrey Noel.
 Ryde: John Titcomb.
 Sainsbury: William Charles.
 St. Quintin: Clifford Jack.
 Salter: William.
 Sanders: John Robert.
 Sands: Hubert Covell.
 Satchell: Herbert Arnold, F.R.I.B.A.
 Sayer: Harvey Robert.
 Scantlebury: William Seth.
 Sceats: Douglas Briant.
 Schroeder: Edward.
 Scoble: Herbert Thomas.
 Scriven: John Pearce.
 Seaton: Thomas Hardman.
 Selby: Frank.
 Seller: Frank Russell.
 Sewell: Frank Hersey.
 Sexton: George William Francis.
 Sharp: William Alfred.
 Sharpless: Arthur.
 Shelley: William Lincoln.
 Sherry: Nathaniel.
 Sherwin: Cyril Joseph.
 Sherwin: Henry Edward.
 Sheppard: John Mortimer.
 Shiner: Lawrence Alexander David.
 Shipwright: William George,
 Lic.R.I.B.A.
 Short: John Rodwell.
 Sich: Percy Bertram Wardell.
 Sims: Nugent Woolcott.
 Skelt: Frederick Mitchell.
 Skeen: Ernest Alexander.
 Skingle: Alfred Charles.
 Skitt: Arthur Howard Wakem.
 Slade: Arnold.
 Slater: John.
 Smith: Arthur Frederick.
 Smith: Arthur Kitson.
 Smith: Ernest Disraeli.
 Smith: George Henry.
 Smith: Harry Vincent.
 Smith: Hubert John.
 Smith: John Harold.
 Smith: William Boulton.
 Snell: Charles Frederick.
 Solomons: Ernest Albert.
 Sortwell: Arthur Robert.
 Speed: Sydney Charles.
 Spencer: Francis Augustus.
 Spink: James.

LONDON—continued.

Professional Associates :—

Stamper : Thomas Henry Gilborn.
 Stanbridge : Archibald Robert.
 Stapleton : George Aubrey.
 Steddy : Harry Charles.
 Stedeford : John Britton.
 Stevens : Lewis John.
 Stevens : Roland Honyel.
 Stevens : William Frederick Hood.
 Stevenson : Frederick J.
 Stiles : Herbert.
 Stimson : Douglas Cecil.
 Stimson : Edward Frederick.
 Stimson : Herbert Percy.
 Stoneham : Frederic Martyn.
 Stower : Joseph.
 Strachan : Robert Gordon.
 Stretton : John William.
 Stroud : Albert William.
 Stubbing : Richard Webb.
 Sturt : Leslie.
 Summerfield : Joseph Charles.
 Summersell : James Gleed.
 Sunderland : Amos.
 Surrey : Christopher William.
 Swan : Harrold.
 Sykes : Cyril.
 Symes : James Gordon.
 Symes : William Charles.

Professional Associates :—

Tiplady : Frederick Chester.
 Tivendale : Thomas.
 Tobias : Maurice.
 Toley : Ernest Albert.
 Toley : Frank.
 Toll : Stanley.
 Tomkins : Samuel Edward.
 Townley : Herbert Lionel.
 Townsend : Edward Aldridge.
 Townsend : George James.
 Trafford : Francis Noel.
 Troke : George William.
 Trollope : Francis Henry Moore.
 Trollope : Robert John.
 Trowbridge : Frank William.
 Turner : Arthur.
 Turner : Henry Charles Pettit.
 Turner : Henry Coventon.
 Tyler : William Bott.
 Tymms : Douglas James.
 Tyrrell : Oscar.
 Tyser : Grafton Leslie.
 Tyson : George Alfred.

Ulyett : Leslie George Stanton.

Talbot-Ponsonby : Arthur Hugh
 Brabazon.
 Tanner : Arthur Ralph.
 Taplin : George Aubrey.
 Taylor : George Scarborough.
 Taylor : Herbert William.
 Taylor : John Francis White.
 Taylor : John Henley.
 Taylor : Thomas Osborne.
 Taylor : Walter Floyd.
 Taylor : William Graham.
 Tebbit : Charles Leonard.
 Templeton : Stanley James.
 Thoburn : Hugh Forsyth.
 Thomas : Alfred William.
 Thomas : Frederick Mowbray.
 Thomas : James Hugh Tremayne.
 Thompson : Alfred Alexander.
 Thompson : Arnold John.
 Thompson : Joseph Atherden.
 Thompson : Roland O'Brien.
 Thornley : Harold Victor.
 Thorpe : Arthur Ralph.
 Thurgood : Leonard Fielder.
 Tidey : Herbert Gordon.
 Tidmarsh : Charles Baillie.

Veit : Leonard James.
 Venning : Harry John, A.R.I.B.A.
 Vine : Wilfrid Gordon.
 Vining : Eric Leslie Randall.
 Vint : James Henry Whitn.
 Vinter : Pamplin Maudlin.

Wade : Reginald Sidney.
 Waggett : Cyril Frederick William.
 Walker : Denham.
 Walker : James Chalmers.
 Walker : William Selves.
 Walsh : Frederick William.
 Walter : Sydney James.
 Waters : Albert Edward.
 Watkinson : Harold Edward.
 Watney : Ronald Dendy.
 Watson : Frederick Percy.
 Watson : William James.
 Watts : Frederick Spring.
 Weaver : Lionel Hunter.
 Webb : Frederic Noel.
 Webster : Frank Coutts.

LONDON—*continued.**Professional Associates :—*

Wellings: Charles Henry Clifford.
Westhofen: Philip.
Wheeler: Arthur Carruthers.
Wheeler: Welby.
White: Frederick Charles.
Whitefield: Stanley Parkin.
Whitehead: Ernest Mortimer.
Whiteley: Cyprian Charles Oswald.
Whitney: Eustace Scott.
Wicks: Stanley William Lindsay.
Wilde: Sidney Algernon.
Wilkes: George Thomas.
Williams: Peter Lloyd Armstrong.
Willmott: James Perceval.
Willoughby: Charles Albert.
Willoughby: Charles William.
Wilson: John Hayes.
Winebaum: Goodman George.
Wintle: Arthur.
Womack: Oswald Cedric.
Wonnacott: Howard John

Professional Associates :—

Wood: Albert Frederick.
Woodroffe: Norman Frederic.
Woolcock: William Thomas Harry.
Wootten: Charles Stanley.
Worth: George Pearce.
Wraight: George Frederick Harold.
Wykes: Herbert Ivie.

Yates: Charles William.
Yates: Wilfrid Archibald.
Yendell: Alfred Tom.
Young: David Wilberforce.
Young: Gordon Casson.
Young: Herbert Henry.
Young: William George.
Youngs: Sidney.

LONDON—continued.

Associates :—

Barry : Charles Edward.
Barry : Sir John Wolfe, K.C.B.,
M.I.C.E.,

Associate of Council.

Beale : John Field.
Beale : Sydney William Phipson.
Bidder : Harold Francis, B.A.
Boyle : Sir Edward, Bart.

Clarke : Sir Ernest.
Clode : Walter, K.C.
Colam : Robert Frederick, K.C.
Courthope-Munroe : Harry, K.C., M.A.
(*Cantab.*)
Coward : John Charles Lewis, K.C.
Crouch : James Leonard.

Dibdin : Lewis George.

Fletcher-Moulton : Hugh Lawrence.
Freeman : George Mallows, K.C.
Freshfield : Edwin.

Graham : William Vaux, M.I.C.E.
Grantham : Richard Fuge, M.I.C.E.
Grantham : William Wilson.
Gwyer : Maurice Lenford.

Harper : Richard Williamson.
Houghton : George Boyde.

Associates :—

Howes : Arthur Burnaby.
Hudson : Alfred Arthur, K.C.

Jeeves : William John.

Leworthy : John Henry.

Mead : Lawrence.
Mence : Phillip Allan.
Moon : Ernest Robert, K.C., O.B.
Mould : Graham Harley.

Page : Ernest, K.C.
Pain : Arthur Cadlick, M.I.C.E.

Stutfield : Alfred Robert Ogilvie.

Terry : George Percy Warner.
Thorne : Richard Squire, B.A.
(*Cantab.*)

Walsh : Cecil Henry, K.C.

Young : James Dawbarn.

Colonial Fellows :—

Anderson : Henry, A.M.I.C.E.
Bradley : Benjamin.
Burstal : Arthur Cyril.
Chalmers : James Sutherland.
Clarke : Charles Wentworth.
Coghlan : Henry Lake.
McKinstry : Arthur Douglas.
Sanders : Francis Leonard.
Whetton : Wray Wilkins.

COLONIES AND FOREIGN COUNTRIES.

AFRICA.

BRITISH EAST AFRICA.

CHANIA BRIDGE.

Professional Associate :—

Colliver : Arthur Henry.

ELDAMA RAVINÉ.

Fellow :—

Blunt : Montague Cecil

NAIROBI.

Fellow :—

Lynde : Walter Mighells.

Professional Associates :—

Campbell : Charles Howard.

Giles : Charles Malcolm.

Grogan : Harold Keith.

Hall : Cyril Albert.

Huntingdon : Robert Francis Rayner.

Stevens : Alfred George.

Willis : Stanley Scott.

Colonial Fellow :—

Tanner : William Hugh.

NAIVASKA.

Professional Associate :—

Holzappel : John William, N.D.A.

TANA RIVER.

Professional Associate :—

Rule : Thomas.

CAPE COLONY.

CAPE TOWN.

Fellows :—

Short : Ernest William George, Captain.

Wrennall : Walter.

Professional Associates :—

Labdon : Herbert George.

Sale : Arthur Reed.

PORT ELIZABETH.

Professional Associate :—

Pike : John Percy.

WOODSTOCK.

Professional Associate :—

Menmuir : Robert William.

EGYPT.

ALEXANDRIA.

Professional Associate :—

Wadman : Albert John.

CAIRO.

Fellow :—

Hood : Thomas.

Professional Associates :—

Broad : Gordon Leslie.

Clark : Raymund Montague.

EL TARH.

Colonial Fellow :—

Lowden : Andrew.

RAS-EL-KHALIG.

Professional Associate :—

Skitt : Rowland Colley.

TOR.

Professional Associate :—

Speakman : John McClure.

NATAL.

DURBAN.

Colonial Fellow :—

Osbourn : Edward.

NYASSALAND.

ZOMBA.

Professional Associate :—

McCall : Jacobus Stewart Johnson.

Colonial Fellow :—

Fir : Thomas Freeman.

ORANGE RIVER COLONY.

BLOEMFONTEIN.

Professional Associates :—

Stucké : William Henry, A.R.I.B.A.

Wallace : Herbert Alexander Craig.

PORTUGUESE EAST AFRICA.

CHINDE.

Professional Associate :—

Browne : Eustace Montague.

COLONIES AND FOREIGN COUNTRIES—*continued.*

RHODESIA.

SALISBURY.

Professional Associates :—

Dawson : Eric James.

Mundy : Hugh Algernon Godfrey.

TRANSVAAL.

JOHANNESBURG.

Professional Associates :—

English : Henry Cecil.

Hickman : Frank Davis.

Irvine : Archibald Wyndham.

Stucké : William Henry, A.R.I.B.A.

Colonial Fellows :—

Harrison : William.

Stokes : Frederick Vincent.

PRETORIA.

Professional Associate :—

Walters : Percy Thomas.

Colonial Fellows :—

Bell-John : Harry.

Cowling : John William.

Howgrave-Graham : George Ernest.

UGANDA.

UGANDA.

Professional Associate :—

Hart : Arthur Reginald Glendower.

Colonial Fellow :—

Allen : Raymond Cecil.

WEST COAST.

CALABAR.

Colonial Fellow :—

Williams : George Briggs.

GAMBIA.

Professional Associate :—

Hollis : Herbert, A.M.I.C.E.

GOLD COAST.

Professional Associate :—

Nash : Eugène Fleetwood.

LAGOS.

Professional Associates :—

Grover : Luke Montagu.

Orr : Robert.

Webb : Reginald Acheson.

NIGERIA, NORTHERN.

Professional Associate :—

Palmer : Alfred George Benjamin.

Colonial Fellow :—

Cousin : Robert.

NIGERIA, SOUTHERN.

Professional Associate :—

Bunny : Joseph.

SIERRA LEONE.

Professional Associate :—

Bradshaw : Arthur Stanley,

A.M.I.C.E.

AMERICA (CENTRAL).

BRITISH HONDURAS.

Colonial Fellow :—

Usher : Charles Richard.

WEST INDIES.

BAHAMAS.

Colonial Fellow :—

Miller : William.

BARBADOES.

Colonial Fellow :—

Bowen : Ernest Francis Sinderby.

DOMINICA.

Professional Associate :—

Skeat : Arthur Percival.

GRENADA.

Colonial Fellow :—

Dolly : William Erling.

JAMAICA.

Professional Associates :

Biscoe : Robert Stafford.

Bowker : Harold Walter.

Colonial Fellows :—

Abrahams : Charles Victor.

Baker : William Anthony.

Bancroft : Augustus Charles.

Dodd : John Hugh.

Foster : Edward.

Liddell : Walter Colin.

McGahan : Amos Harvey

Reid : Edward George.

ST. VINCENT.

Colonial Fellow :—

Smith : James Landreth.

TRINIDAD.

Professional Associate :—

Prevatt : Francis Christophe.

Colonial Fellow :—

Macgillwray : John Walker.

WINDWARD ISLANDS.

Colonial Fellow :—

Osment : Harry Shortnose.

COLONIES AND FOREIGN COUNTRIES—continued.

AMERICA (NORTH).

CANADA.

ALBERTA.

Professional Associate :—

Pearman : Francis May.

Colonial Fellows :—

Gregson : William.
 Lines : Roland Walter.
 Prosser : Arthur Dillwyn.
 Sanders : Francis Leonard.
 Trench : Waldo Talbot.

BRITISH COLUMBIA.

Professional Associates :—

Blackman : John William Bernard,
 M. Can. Soc. C. E.
 Ferris : George William.
 Lavington : Thomas Henry Russ.
 Mason : Francis Scott.
 Seale : Percy James.

Colonial Fellows :—

Mitchell : Archibald Francis.
 Noakes : Arthur Orwhyn.

MANITOBA.

Professional Associates :—

Andrews : William Frederick.
 Watts : Ernest William.

ONTARIO.

Fellow :—

Adams : Thomas.

Professional Associates :—

Emslie : Benjamin Leslie.
 Le May : Tracey Deavin.
 Owen : John.
 Skeffington : Thomas Ashford.
 Williams : David.

QUEBEC.

Professional Associate :—

Allen : Newstead Adams.

SASKATCHEWAN.

Professional Associates :—

Benson : Ralph Francis.
 Genders : Percy Robert.
 Parker : Howard.

UNITED STATES.

CALIFORNIA.

Colonial Fellow :—

Burchell : Sidney Herbert.

NEW JERSEY.

Professional Associate :—

Baines : William Henry.

AMERICA (SOUTH).

ARGENTINE REPUBLIC.

BUENOS AIRES.

Professional Associates :—

Blencowe : Sydney.
 Crossley : Thomas Edgar.
 Fitch : Philip.
 Lorimer : Gordon.

Colonial Fellows :—

Griffiths : Owen.
 Leane : Walter Burditt, M.I.C.E.,
 M. Am. Soc. C. E.

BRAZIL.

ESTADO DE SAN PAULO.

Professional Associate :—

Steward : George Edward.

CHILI.

PARAGUAY.

Professional Associate :—

Pattinson : Jeffrey.

COLONIES AND FOREIGN COUNTRIES—*continued.*

ASIA.

CEYLON.

BADULLA.

Colonial Fellow :—

Halliley : Charles Frederick William.

COLOMBO.

Professional Associates :—

Baker : Frank Leslie.

Davis : William Arthur.

Harrison : Hamilton Payn.

Hopley : Sydney Frank.

Johnston : Robert James.

Longbottom : John Leonard, B.Sc.

Loram : John Anning.

Metcalfe : William.

Stephenson : Chambré Corcor

Stillington.

Vince : Clement Harwood.

Colonial Fellows :—

Billingham : John Alfred Lawrence,
Major.

Clark : Hudson Owen.

Gill : James Herbert Wainwright.

May : Philip John.

KANDY.

Professional Associate :—

Nettelton : Oscar Traves.

MATALE.

Professional Associate :—

Harrison : Percy Walton.

MORATUWA.

Colonial Fellow :—

de Silva : Charles Peter.

CHINA.

HONG KONG.

Fellow :—

Wenborn : Sidney Thomas, Major.

Professional Associates :—

Ixxer : Sydney Henry Howard.

Lowick : Henry Capell.

Newhouse : Edward.

Reed : Edward B.

Tickle : Arthur George Warnham.

West : Harold.

Colonial Fellows :—

Hooper : Augustus Shelton.

Sutton : Fred.

Wright : Arthur Edgar.

SHANGHAI.

Fellows :—

Peebles : Philip.

Sparke : Norman Lush.

Professional Associates :—

Halse : Sidney Joseph.

Wilson : George Leopold.

Colonial Fellow :—

Godfrey : Charles Henry, M.I.O.E.

EAST INDIES.

BORNEO.

SARAWAK.

Professional Associate :—

Ermen : Cuthbert Emil Albert.

Colonial Fellow :—

Lincoln : John Alban.

FEDERATED MALAY STATES.

GEMAS.

Professional Associate :—

de Stacpoole : Francis G.

PAHANG.

Fellow :—

Walker : James William Boyd.

PERAK.

Professional Associates :—

Slater : Arthur James.

Taylor : Ernest.

Withycombe : John Gidley.

SELANGOR.

KUALA LUMPUR.

Professional Associates :—

Atkin-Berry : Herbert Courtney.

Stubington : Robert Alan.

Stubington : William Henry.

SEREMBAN.

Professional Associate :—

Bedington : Guy Cyril.

STRAITS SETTLEMENTS

MALACCA.

Fellow :—

Lermit : Alfred William

PENANG.

Professional Associate :—

Neubronner : Harry Alfred, A.R.I.B.A.

SINGAPORE.

Professional Associate :—

Walton : Edgar Thomas.

Colonial Fellows :—

Lermit : Arthur Alfred.

Nicholas : Wilfred Dunstan.

COLONIAL AND FOREIGN COUNTRIES—continued.

INDIA.

BOMBAY.

Fellows :—

Burge : James Thomas.
 Delves : Robert Henry Addington.
 Fritchley : Edwin Wollaston.
 Mirams : Arthur Edward.
 Pibbs : Harry.

Associate :—

Cardale : William Henry.

CALCUTTA.

Professional Associates :

Hookey : Reginald Edward.
 Westbrook : Bernard Anson.

Colonial Fellows :—

Hingston : Cecil Victor.
 Shroobree : Albert de Bois.

DELHI.

Colonial Fellow :—

Blomfield : Charles Geoffrey.

HOWRAH.

Colonial Fellows :—

Cuerden : Frederick James.
 Melvin : William George, A.M.I.C.E.

KARWAR.

Colonial Fellow :—

Cooper : Joseph A. W., A.M.I.M.E.

KASHMIR.

Professional Associate :—

Gopal : Ram, M.A.

LURJAPUR.

Professional Associate :—

Amoore : Henry James.

MADRAS.

Professional Associate :—

Barker : Howard William.

OUDH.

Professional Associate :—

Sharma : Lakshmi Chand.

PUNJAB.

Fellow :—

McIntosh : Richard.

INDIA—cont.

ROORKEE.

Colonial Fellow :—

Gurney : James Stratton.

SIAM.

BANGKOK.

Colonial Fellows :—

Gairdner : Kenneth Graeme.
 Michell : John.

AUSTRALASIA.

AUSTRALIA.

BRISBANE.

Professional Associates :—

Plant : Clifford Ernest.
 Spry : William Murray Straddar.

MURWILLUMBAH.

Fellow :—

Hoskins : Marcus.

PERTH.

Fellow :—

Hewitt : Arthur Cecil, A.M.I.C.E.

SYDNEY.

Professional Associate :—

Mitchell : Herbert Arthur.

VICTORIA.

Professional Associate :—

Rayson : William James.

TASMANIA.

BURNIE.

Professional Associate :—

McGaw : Andrew Kidd.

Colonial Fellow :—

Peace : John Chalmers.

EUROPE.

GIBRALTAR.

Professional Associate :—

Blyth : Harold King.

SWEDEN.

OFVERUM.

Professional Associate :—

Turner : Joscelin Maitland.

SWITZERLAND.

LAUSANNE.

Colonial Fellow :—

Rogers : Colin Percy, Major.



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